

MCM @ Santa Rosa

Concept Design Review



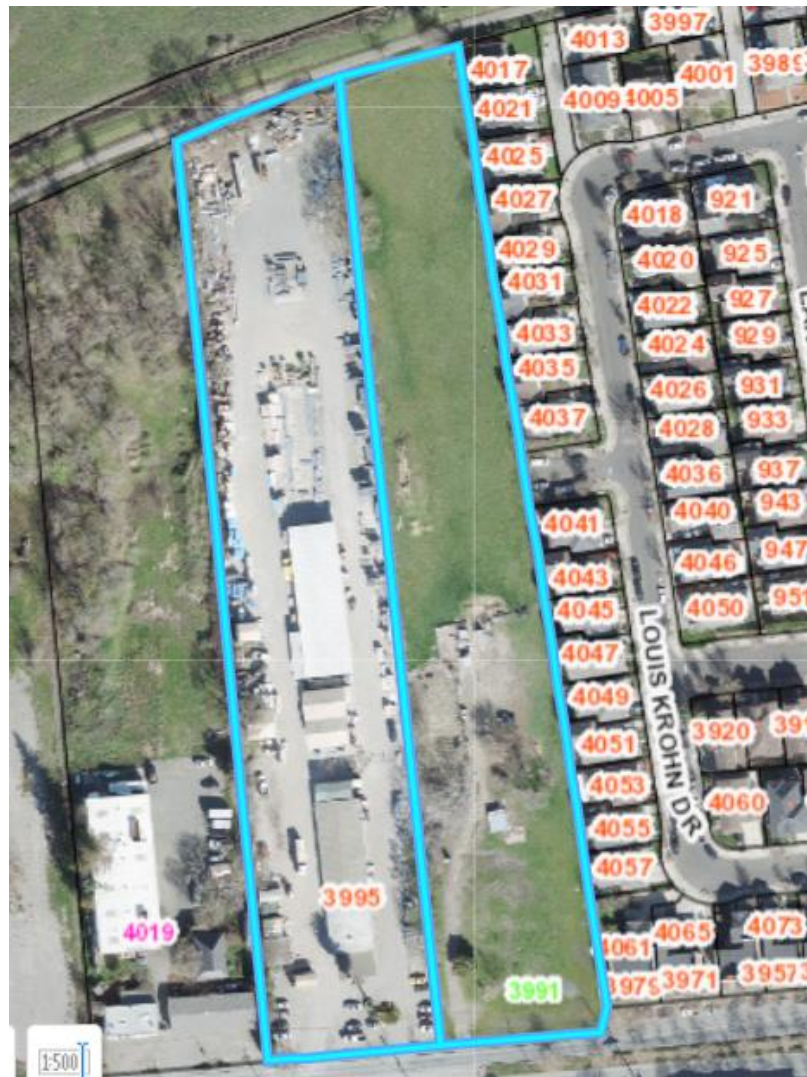
3991 & 3995 Sebastopol Road

December 15, 2022

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Planning and Economic Development

Neighborhood Context



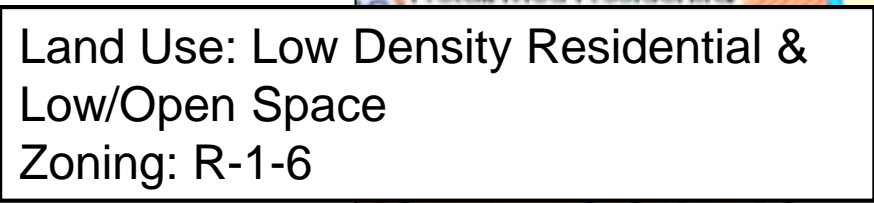


- Concept Design Review for the proposed construction
- of a 146-unit apartment complex on 6.48 acres. The unit mix includes 55 one-bedroom units, 85 two-bedroom units, and 6 three-bedroom units arranged in two and three-story buildings, with 100 open garages.
- Nine units will be designated for very-low-income affordable units.
- Each dwelling unit would contain private decks or patios. The dwelling units would range from approximately 650 square feet to 1,040 square feet, depending on the number of bedrooms and bathrooms in the unit

Required Entitlements

The site is located in the Sebastopol Corridor Priority Development Area making it eligible for reduced review authority before the Zoning Administrator.

- General Plan Amendment & Rezoning (City Council)
- Concept Design Review (DRB)
- Design Review (ZA)
- Lot Merger



Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

- Comments: