



The Arbors

Design Review

3500 Lake Park Drive

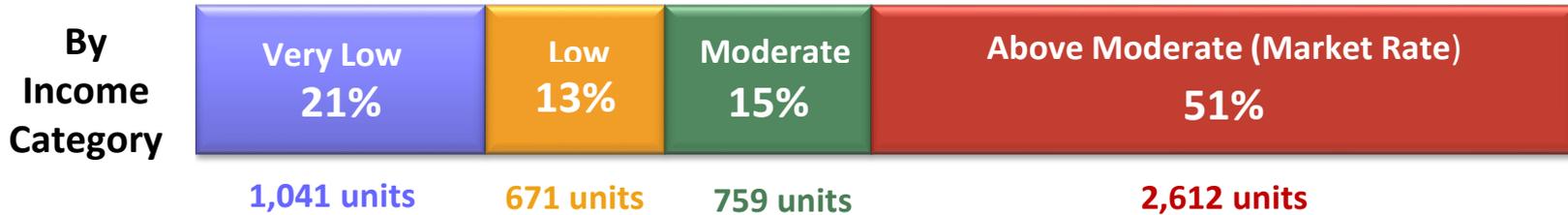
January 5, 2023

Susie Murray, Senior Planner
Planning and Economic Development

Contribution toward Regional Housing Needs Allocation (RHNA)

Santa Rosa RHNA Allocation 2015-2023

Total = 5,083 New Housing Units



Project Contribution toward RHNA



Above Moderate (Market Rate)
37 Units (1.4% of RHNA)

Construct 37-units of multifamily housing:

- 14 Duplex units
- Three triplex units
- Common Area

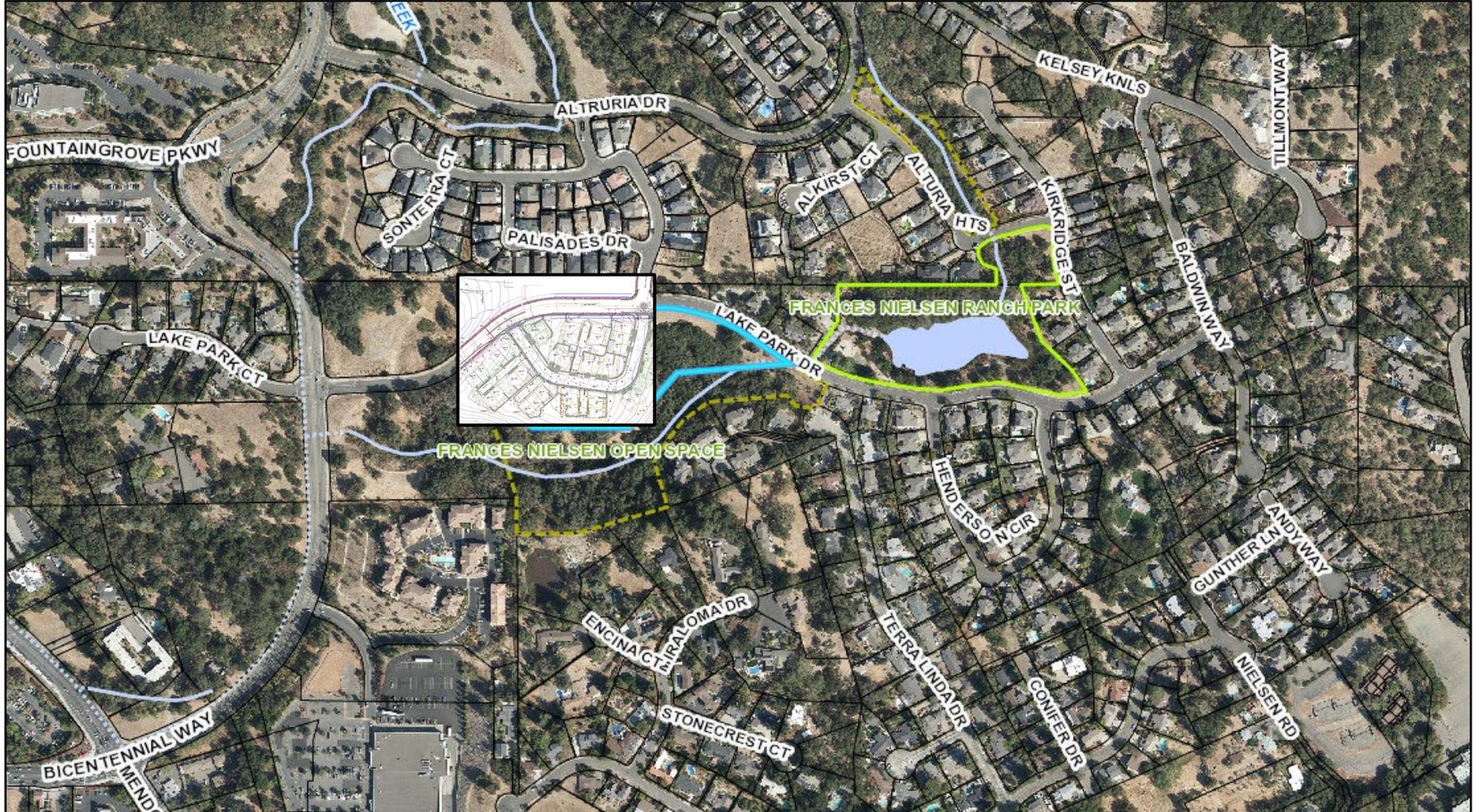
Required Entitlements:

- Mitigated Negative Declaration (PC, April 8, 2010)
- Hillside Development Permit (PC, April 8, 2010)
- Conditional Use Permit (PC, April 8, 2010)
- Tentative Map (PC, April 8, 2010)
- Design Review (DRB, January 5, 2023)

3500 Lake Park Drive Existing Conditions

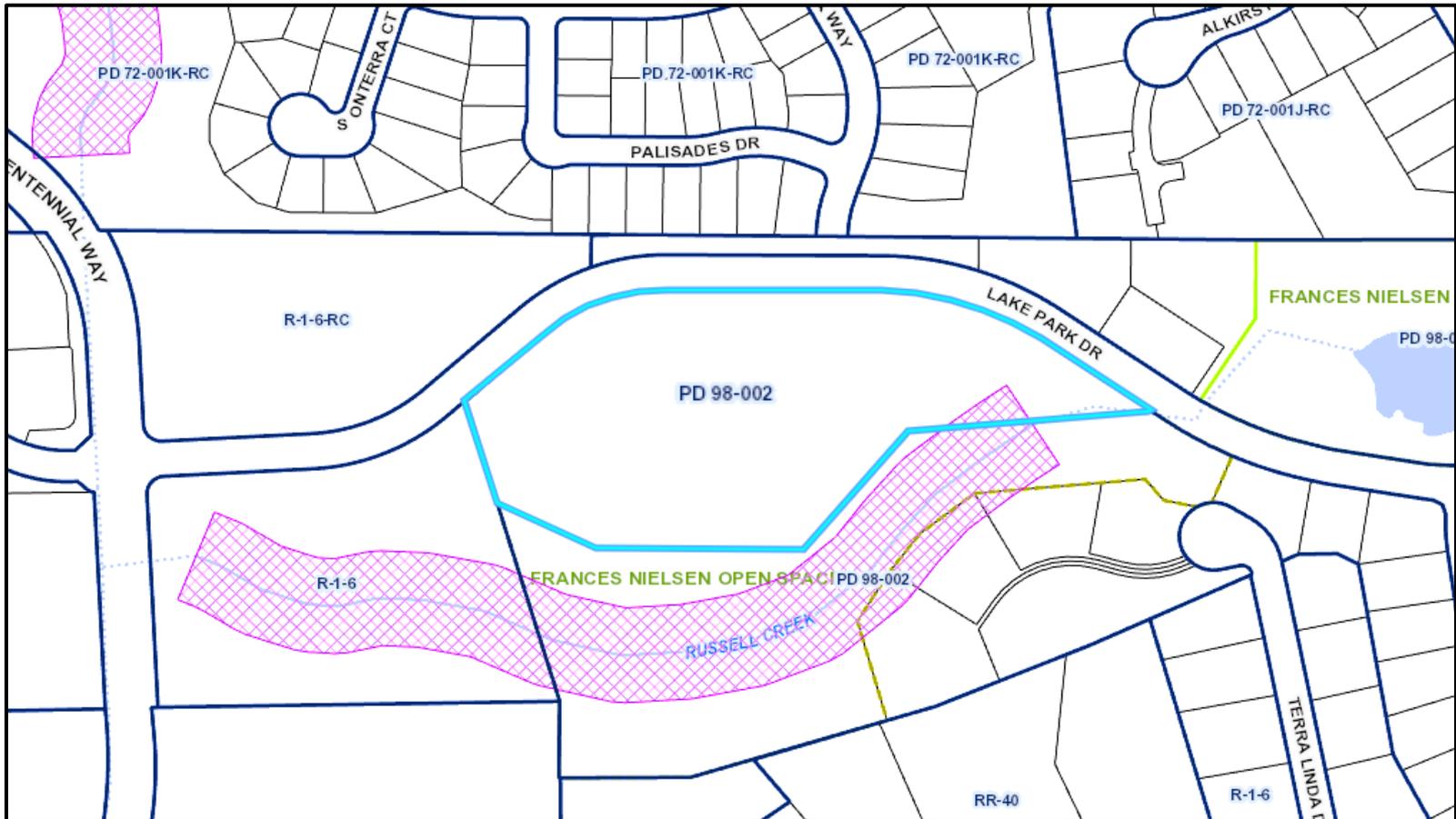


3500 Lake Park Drive Neighborhood Context



- April 8, 2010 - Planning Commission approved (Mitigated Negative Declaration, Hillside Development Permit, Conditional Use Permit & Tentative Map
- Project expiration extended to October 8, 2023, through a series of State-mandated and City-approved time extensions
- December 2019 - Building permits submitted
- December 4, 2020 - Design Review was submitted to Planning and Economic Development.
- January 8, 2021 - Improvement Plans for the project were signed by the City Engineer.



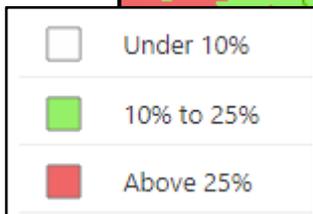
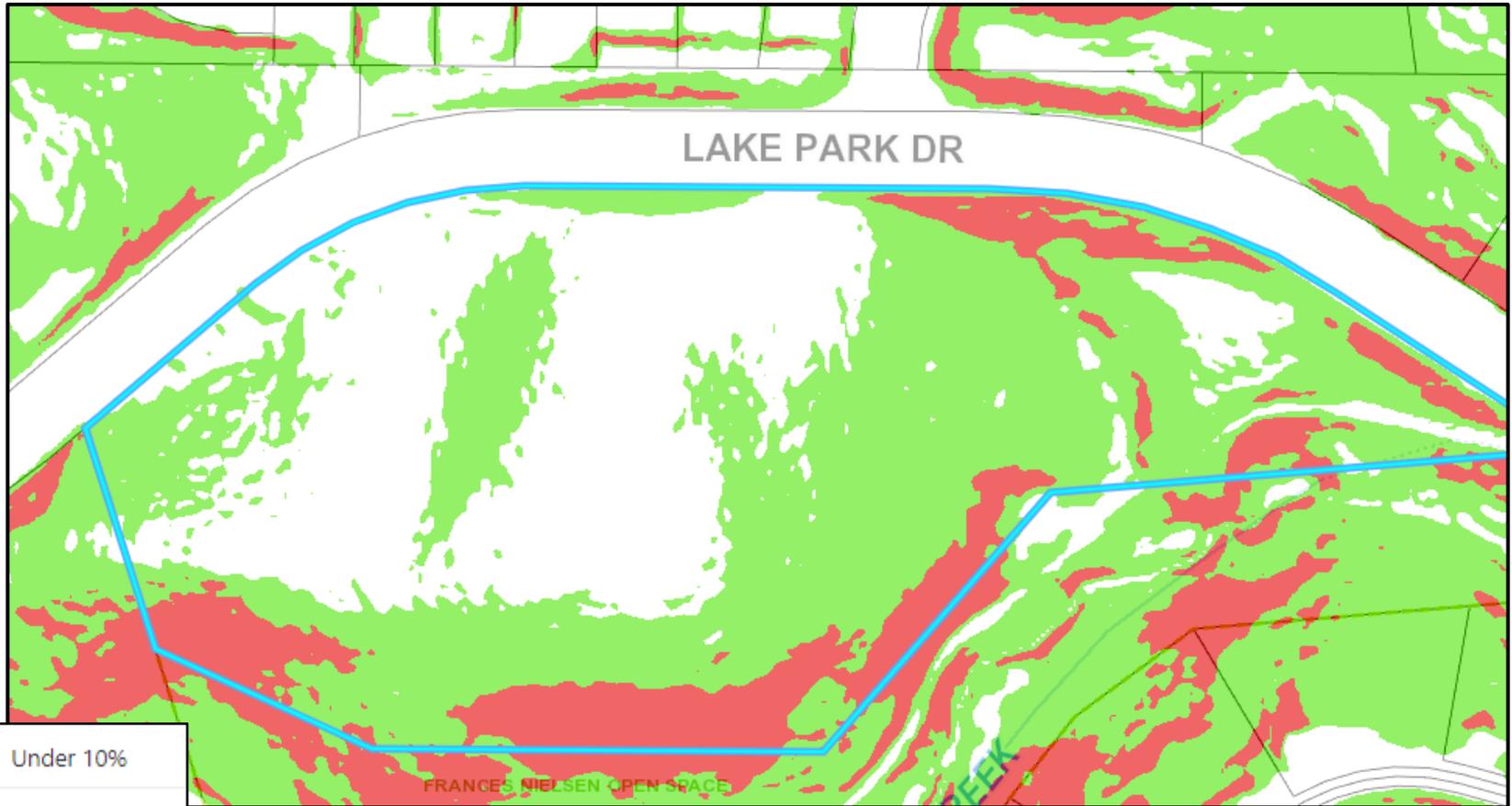


- Meet the housing needs of Santa Rosa residents.
- Protect natural topographic features such as hillsides, ridgelines and mature trees and stands of trees. Minimize grading of natural contours in new development.
- The Arbors has been reviewed and conditioned in compliance with City development standards.

Site Plan The Arbors



Slope Analysis The Arbors



- Section 3.2 – Multifamily Development
 - Provides diversity in housing type
- Section 4.3 – Infill Development
 - Project plans have been reviewed by City staff, including the Fire Department, Building Division & Engineering Development Services
 - Building design and exterior materials are similar to materials found throughout the neighborhood
- Section 4.5 – Hillside Development
 - Avoids areas with 25 percent slope
 - Will update the tree inventory to ensure compliance with the City's Tree Ordinance

Sampling of Proposed Elevations The Arbors

Building Type V



Building Type IV



Building Type III

Environmental Review

California Environmental Quality Act (CEQA)

- Mitigated Negative Declaration approved by the Planning Commission
- Project conditioned to update tree inventory and provide planting plan in compliance with Tree Ordinance
- No changes are proposed to The Arbors since Planning Commission approval

Determining the purview of the Design Review Board (DRB)

- Planning Commission Approval, including conditions:

Preliminary and Final Design Review by the Design Review Board is required. All work shall be done according to the final approved plans date stamped September 30, 2008 and in accordance with final Design Review approval.

The final building materials, elevations, and appearance of this project, as presented for issuance of a building permit, shall be reviewed and approved by the Design Review Board as part of Final Design Review.

- Signed Improvement Plans including a Landscape Plan in compliance with WELO
- Conditions of Approval include:

DRB's purview is limited to building design and landscaping on individual residential lots, not in common area.

- The loss of open space in the neighborhood.
- How has the project been kept active after 13 years since its original approvals?
- Has the project been reviewed in compliance with current development standards in terms of public safety?

It is recommended by the Planning and Economic Development Department that the Design Review Board grant Design Review for The Arbors, a 37-unit multifamily development proposed at 3500 Lake Park Drive

Questions?

Susie Murray, Senior Planner
Planning and Economic Development

SMurray@srcity.org

(707) 543-4348