

**From:** [Montoya, Michelle](#)  
**To:** [Burch, Michael](#); [Crocker, Ashle](#); [McHugh, John](#); [Parker Sharron, Adam](#); [Stapp, Mark](#); [Weigl, Drew](#); [Wolski, Sheila](#); [Jones, Jessica](#)  
**Cc:** [Toomians, Kristinae](#)  
**Subject:** Item 8.2 - LMC Emblem Santa Rosa - Late Correspondence  
**Date:** Wednesday, May 4, 2022 5:03:00 PM  
**Attachments:** [Revised as of 5.04.2022 - Presentation.pdf](#)

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**- PLEASE DO NOT REPLY TO ALL -**

Chair Weigl and members of the Design Review Board,

The reason for this email is to provide you with a revised staff presentation for item 8.2, LMC Emblem Santa Rosa, scheduled for tomorrow's meeting. This will also be added to the agenda.

Thanks,

**Michelle Montoya | PACE | Administrative Secretary**

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# LMC Emblem Santa Rosa

## Concept Design Review

3575 Mendocino Ave

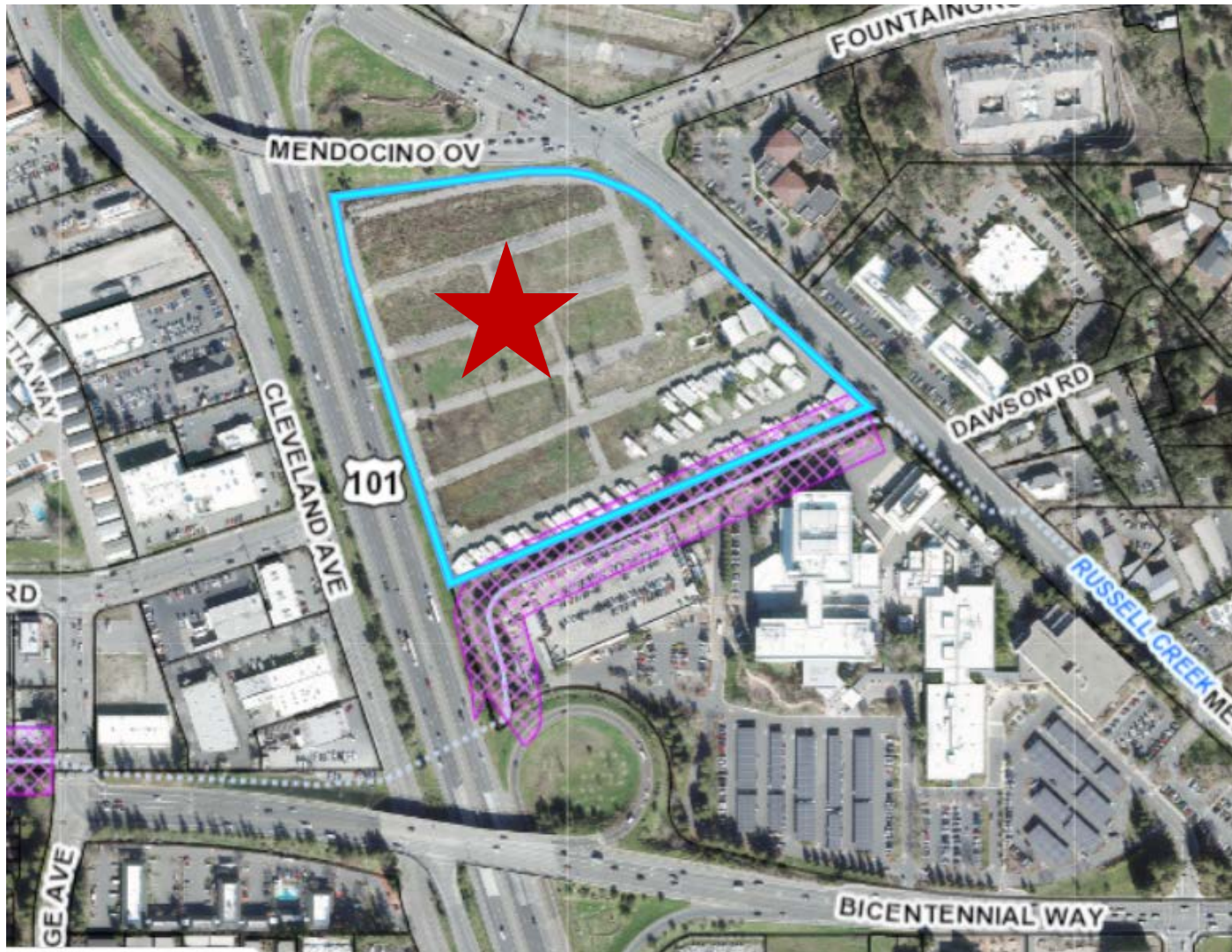
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May 5, 2022

Kristinae Toomians  
Senior Planner  
Planning and Economic Development

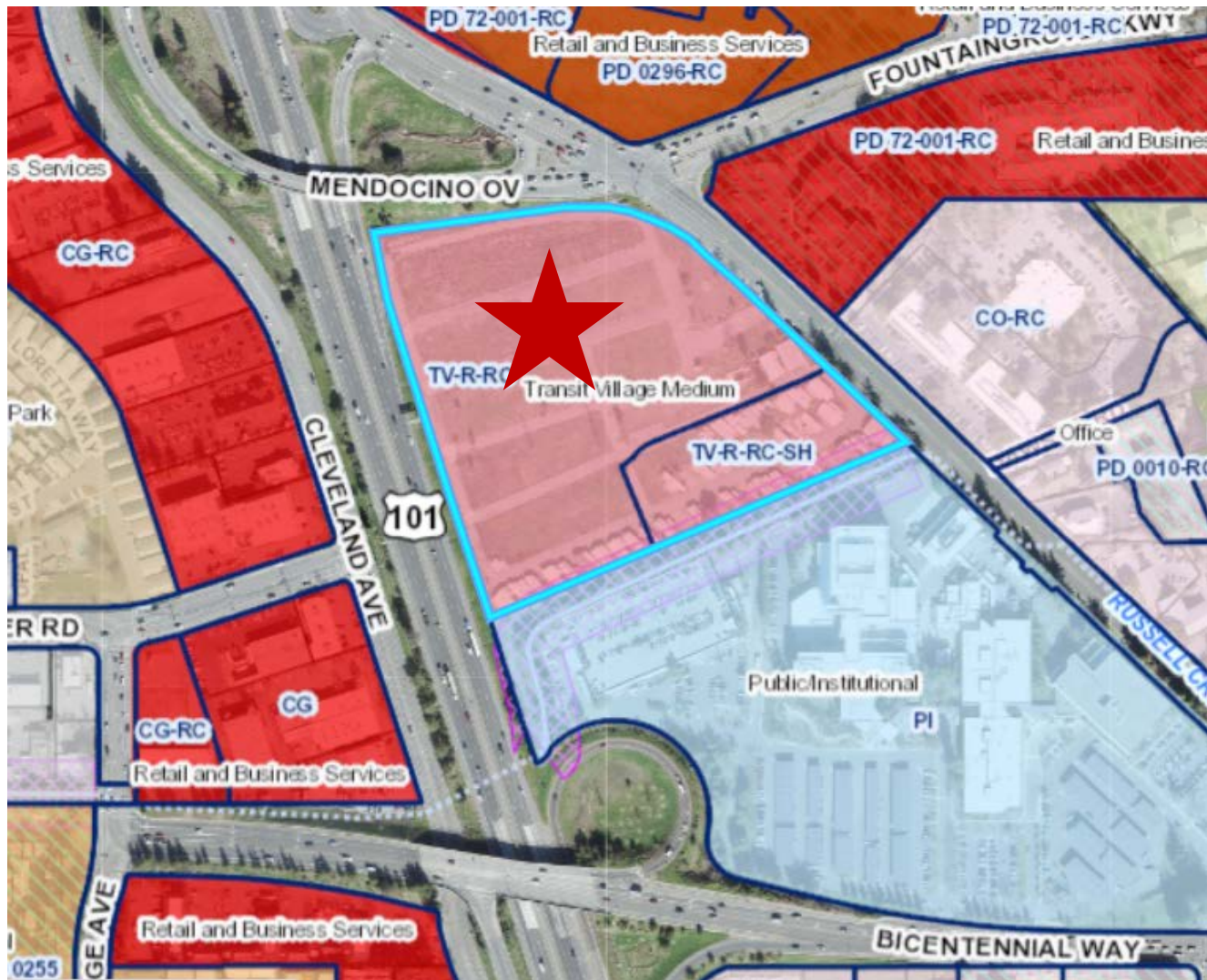
# Project Location

## 3575 Mendocino Ave





# General Plan and Zoning



## Discretionary Entitlement Requirements

- Multifamily
- (260 units)
- Sebastopol Road Corridor PDA
- Neighborhood Meeting
- Concept Design Review
- Minor Design Review





## Previous Project

- Up to 370 market rate rental units
- 9.25-acre parcel
- Developed consistent with Transit Village Residential Development Standards
- Multiple buildings, 3-4 stories
- Mix of studio, 1, 2 & 3 bedroom units
- ~600-1,200 sf
- 536 parking spaces + bicycle spaces







Main entry to the community from Mendocino Avenue





Secondary entry to the community from Mendocino Avenue & Sculptural Park





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