

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
JULY 6, 2023

PROJECT TITLE

Mosaic Apartments

ADDRESS/LOCATION

1683 - 1775 Petaluma Hill Road

ASSESSOR'S PARCEL NUMBER

044-021-019, -022, -035, -071, -072

REQUESTED ENTITLEMENTS

Design Review

Minor Parking Reduction

PROJECT SITE ZONING

R-3-30 (Multi-Family Residential)

PROJECT PLANNER

Sachnoor Bisla

APPLICANT

McKellar McGowan Holdings, LLC

PROPERTY OWNER

Earl D. Hagerman individually and as
Trustee of the Earl D. Hagerman 1995
Revocable Trust dated November 15,
1995

FILE NUMBERS

DR20-051

FURTHER ACTIONS REQUIRED

None

GENERAL PLAN DESIGNATION

Medium High Density Residential

RECOMMENDATION

Approval

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR JONES-CARTER AND MEMBERS OF THE DESIGN
REVIEW BOARD
FROM: SACHNOOR BISLA, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: MOSAIC APARTMENTS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, grant Design Review for the Mosaic Apartments project proposed at 1683 Petaluma Hill Road.

BACKGROUND

1. Project Description

Mosaic Apartments is a proposal to construct a 147-unit, market rate apartment complex at the southwest corner of Colgan Avenue and Petaluma Hill Road. The project site, just under five acres, consists of five parcels that will be merged into one parcel.

The complex would include eight different apartment buildings at approximately 35 feet high and one recreational building approximately 21 feet high. Floor plans would be comprised of 83 one bedroom/one bathroom units, 12 one bedroom/1.5 bathroom units, and 52 two bedroom/two bathroom units. The proposal includes 84 garages and 148 surface parking spaces, with a request for a Minor Parking Reduction to allow 232 total parking spots out of the required 272. The recreation facility would include a gathering space with kitchen, outdoor recreation areas, workstations and conference rooms, and a full gym.

Required entitlements (applications) include Design Review and a Minor Parking Reduction, which are before the Design Review Board (DRB).

2. Surrounding Land Uses

North: Low Density Residential; R-2 (Medium Density Multi-Family Residential); currently developed with single family uses, as well as duplexes. Separated by Colgan Avenue.

South: Medium High Density Residential (18-30 units per acre); R-3-30 (Multi-Family Residential); currently developed with multifamily units.

East: Medium Density Residential and Retail and Business Services; PD-0452 and PD-0379; currently developed with attached housing units and Lola's supermarket. Separated by Petaluma Hill Road.

West: Light Industry; IL; currently developed with single family residential and warehouse uses.

3. Existing Land Use – Project Site

As indicated in the Proposal Statement included as Attachment 10, three of the parcels (044-021-022, -035, and -071) are relatively small and are currently occupied by residences and related structures. The fourth parcel (044-021-072) is relatively large and supports two residences and a large, open, undeveloped upland habitat dominated by non-native grasses and forbs. The western-most fifth parcel (044-021-019) consists primarily of undeveloped land with several small structures and a small graveled area and has no direct access to either Colgan Avenue or Petaluma Hill Road.

4. Project History

March 10, 2020	Development Review Pre-Application Meeting
July 16, 2020	Concept Design Review
August 5, 2020	Neighborhood Meeting
November 2, 2020	Application Submitted
June 23, 2023	Notice of Public Hearing Distributed

ANALYSIS

1. General Plan

The [General Plan](#) is a comprehensive, long-term plan that guides development within the City and the Urban Growth Boundary. The Santa Rosa General Plan addresses issues related to physical development, growth management,

transportation services, public facilities, community design, energy efficiency, greenhouse gas reduction strategies, and conservation of resources in the Planning Area.

The project site is designated as Medium High Density Residential on the General Plan Land Use Diagram Areas with this land use designation are intended for attached residential development at densities of 18-30 units per acre. The project proposes to construct 147 multi-family units on a 4.92-acre site, which is a density of 30 units per acre.

The most relevant applicable General Plan goals and policies with Staff's analysis are included in the table below.

Land Use and Livability	
LUL-F: Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.	The proposed development would provide high-density housing in an area with predominately single-family uses.
Urban Design	
UD-G: Design residential neighborhoods to be safe, human-scaled, and livable by addressing compact development, multi-modal connectivity, and reducing energy use.	The proposed project is appropriately sized for the site and surrounding development. Petaluma Hill Road provides direct access to transit and retail.
Housing	
H-A Meet the housing needs of Santa Rosa residents.	The project will provide 147 new residential units.

2. Other Applicable Plans

The project is not located within the boundary of any specific plan area, nor are there any measures listed in the Citywide Creek Master Plan or Pedestrian and Bicycle Plan that are specific to the site.

3. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City.

<u>DIVISION 2: ZONING DISTRICTS AND ALLOWABLE LAND USES</u>	
§ 20-22.030 – R-3-18 Zoning District Allowable Uses	Permitted by-right use
§ 20-22.050 – Setbacks	Complies
§ 20-22.050 – Lot Coverage	Complies (65% max)
§ 20-22.050 – Building Height	Complies (35 feet max), additional 3-foot architectural feature requires Design Review approval
<u>DIVISION 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS</u>	
§ 20-30.060 – Fences, walls, and screening	Requires Design Review Approval
§ 20-30.080 – Outdoor lighting	Complies
§ 20-30.110 – Vision triangle	Complies
§ 20-30.120 – Solid waste/recycling facilities	Requires Design Review Approval
§ 20-34.030 – Landscape plans	Compliance
CH 20-36 – Parking and Loading Standards	Requires Design Review Approval

The following findings are required for approval of the [Parking Reduction](#):

- (1) Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in [Table 3-4](#);
- (2) The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

Staff analysis along with the required findings are included in the Resolution attached to this Staff Report.

Pursuant to Zoning Code Section 20-30.070 (Height measurement and exceptions), with Design Review approval, the building height limits of the applicable zoning district may be exceeded by towers, gables, spires, and similar structures, provided that:

- (1) No portion of the structure that is over the height limit shall cover an area greater than 15 percent of the building footprint area; and
- (2) No tower or similar structure shall be used for sleeping or eating quarters, nor for any commercial purpose other than is incidental to the use of the habitable spaces within the building.

The architectural feature of the Project would comply with both of the above criteria, and therefore qualifies for approval through Design Review.

4. Design Guidelines

The [Design Guidelines](#) are the primary design criteria under which discretionary review is conducted. The most relevant applicable Design Guidelines goals and policies include:

Design Guidelines Goal or Policy	Project Consistency
1.1 Neighborhood Design	
I.A. Promote the development of new “neighborhoods” that incorporate a variety of uses as opposed to subdivisions that feature single-family homes exclusively.	The project will accomplish diversity in housing type by expanding multifamily housing in an area with predominantly single-family housing and duplexes.
3.2 Multiple-Family Residential	
I.A. Develop multiple-family housing that is compatible with existing surrounding homes and other structures and provides “superior design.”	The project integrates multifamily housing within an existing and predominantly single-family neighborhood and implements several goals and policies of the Design Guidelines as detailed in this table.
I.C. Develop multiple-family housing that encourages residents to take pride and a sense of ownership in their neighborhood.	The property owner will be responsible for the ongoing exterior maintenance of all structures and landscaping. There will be an onsite manager to keep ensure daily upkeep.

5. Summary of Public Comments

One email was received from a neighbor citing concerns regarding traffic, included as Attachment 11.

6. Public Improvements

For a comprehensive list of on- and off-site improvements, refer to the attached Exhibit A, provided by Engineering Development Services, dated June 15, 2023.

FISCAL IMPACT

Approval of the Project will not have an effect on the General Fund.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Addendum to the General Plan Final Environment Impact Report (2009 FEIR) (State Clearinghouse Number 2008092114) was prepared in compliance with CEQA Guidelines Section 15164 and was reviewed by

City Staff who determined that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified in the 2009 FEIR. An Addendum to an adopted EIR may be prepared if no significant environmental effects will occur and none of the previously identified effects will increase in severity. (CEQA Guidelines Section 15164). None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required. See “Attachment 4 – Mosaic Apartments Project Addendum” for further analysis.

Per CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review, but can be included in or attached to the final EIR or adopted mitigated negative declaration. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the final EIR or adopted mitigated negative declaration prior to making a decision on the project.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Concept Design Review – The proposed project was presented to the DRB on July 16, 2020. Comments provided by DRB include the following:

- Consider color at the large bands going around the building
- Explore stone and material options
- Bring lightness of color and material to facets
- Look for opportunities along western edge for street trees
- Explore fencing placement/materials at children’s play, and consider adding more play space
- Explore facades to fit in with surrounding area
- Consider solar panel parking canopies to break up large sections of asphalt
- Consider permeable paving in lieu of asphalt
- Provide sun studies to show shade impact
- Consider adding affordable housing if feasible
- Show connectivity in parking lot aisles to connect the buildings
- Consider adding speed tables to major circulation aisles along the west-side
- Consider staggered openings in the masonry walls at the pool and rec building area and children’s play area
- Consider adding stone at the pool and rec building area
- Consider adding material contrast and speed tables in the parking areas for pedestrian relief

The applicant has provided a response to these comments, which is included as Attachment 9 to this report.

PUBLIC NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

No issues arose during staff's review of the project.

ATTACHMENTS

Attachment 1 - Disclosure Form
Attachment 2 - Location Map
Attachment 3 - Neighborhood Context Map
Attachment 4 – Addendum to General Plan EIR
Attachment 5 – Site Improvement Plans
Attachment 6 – Architectural Plans
Attachment 7 – Landscape Plans
Attachment 8 – Design Review Board Meeting Minutes, July 16, 2020
Attachment 9 – Response to DRB Comments
Attachment 10 – Proposal statement
Attachment 11 – Public Correspondence Resolution 1 – Addendum /Exhibit A
Resolution 2 – Design Review - Exhibit A

CONTACT

Sachnoor Bisla, City Planner
sbisla@srcity.org
(707) 543-3223