

CITY OF SANTA ROSA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
February 15, 2018

PROJECT TITLE

Stony Point Lane Mixed-Use
Development

APPLICANT

DBPA Capital

ADDRESS/LOCATION

2542 Old Stony Point Rd.

PROPERTY OWNER

Dean Briones and Pari Azari

ASSESSOR'S PARCEL NUMBERS

125-551-016

FILE NUMBER

DR18-008

PROJECT SITE ZONING

R-3-30 (Multi-Family)

GENERAL PLAN DESIGNATION

Medium High Density Residential

APPLICATION DATE

January 18, 2018

APPLICATION COMPLETION DATE

January 18, 2018

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

No action required

PROPOSAL

This project proposes to construct on a 4.29-acre parcel in Southwest Santa Rosa a gated, intergenerational living community consisting of:

- Multifamily dwelling units (105) comprised of market rate and affordable units in four separate three-story buildings with 1- and 2-bedroom options;
- Attached single family homes (22) each with a single car garage;
- Intergenerational care facility that includes an on-site 12-20 child day care facility and a 20-bed senior living facility in a three-story building with private outdoor space;
- Shared green space accessible to all residents of the development, as well as courtyard-style shared space at or near the apartments; and
- Parking for 233 vehicles consisting of single car garages, off-street driveway parking, surface parking lots, and on-street parking.

ITEM NO. 6.2

On-site improvements include the construction of surface parking areas, including driveways, green spaces, and landscaping throughout.

The project requires Planning Commission approval for Community care facility—7 or more clients and Child day care/Child day care center Conditional Use Permits and a Density Bonus, in addition to Preliminary and Final Design Review approval.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Neighborhood Context Map
Attachment 4 – Design Narrative
Attachment 5 – Plan Set

CONTACT:

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