



MEMORANDUM

DATE: February 8, 2018

TO: Chair Burch and Members of the Design Review Board

FROM: Patrick Streeter, Senior Planner

CC: Bill Rose, Supervising Planner

SUBJECT: Modification to Final Design Review - Pullman Lofts, 701 Wilson Street

The purpose of this memorandum is to inform the Design Review Board of changes proposed to the design of the Pullman Lofts mixed-use development.

Project Description:

The applicant is requesting to modify the Design Review approval for the Pullman Lofts, a proposed mixed-use development with 72 apartment units, 3,440 square feet of community area, and a 2,142 square foot community/retail commercial space. Section 20-54.060 of the Santa Rosa Zoning Code requires that the original review authority grant changes to an approved project if the modifications involve features that were specifically addressed by the review authority or were the basis for conditions of approval.

The proposed modifications would eliminate the fourth floor from the residential building and modify floor plans to include additional floor area above the lobby area. No changes are proposed to the number of units or number of on-site parking spaces.

Project History:

On March 20, 2014, the project was presented to the Design Review Board (Board) for Concept Design Review. The Board discussed swimming pool length, massing related to the neighborhood, sidewalk transition to the entry, exploration of useable courtyards, differentiating public and private space, and use of colors, textures, materials for variety.

On June 4, 2015, a public hearing was held before the Design Review Board, after which the Board approved Preliminary and Final Design Review. The Board's approval included direction to include additional elements in the building permit application with guidance from an architectural historian. Additionally, the Board provided direction regarding landscape and access to daylight throughout the project.

On November 17, 2016, the project returned to the Design Review Board for consideration of modification to building height, site plan, materials, and landscaping. The Board approved these changes via Resolution No. 16-940.

On August 17, 2017, the Board held a Concept Design Review for modifications to design. The Board provided direction to keep the planting palette the same as previously approved, to reconsider color and materials to address massing issues, to consider additional shading in the outdoor amenity areas, and to consider landscaping and site materials to address stormwater runoff attenuation.

On September 7, 2017, the Board approved, via Resolution No. 17-964, modification to the design of the project. Changes included elimination of the previously approved podium level and centralizing of the community and pool amenities. On-site parking is no longer be below grade and residential units now start at ground level.

Attachments

- Attachment 1 - Disclosure Form
- Attachment 2 - Design Review Board Minutes, March 20, 2014
- Attachment 3 - Design Review Board Minutes, June 4, 2015
- Attachment 4 - Design Review Board Resolution No. 15-905 approving Preliminary and Final Design Review
- Attachment 5 - Design Review Board Minutes, November 7, 2016
- Attachment 6 - Design Review Board Resolution No. 16-940 approving Modification to Final Design Review
- Attachment 7 - Design Review Board Minutes, August 17, 2017 (Concept)
- Attachment 8 - Design Review Board Minutes, September 7, 2017
- Attachment 9 - Design Review Board Resolution No. 17-964 granting Preliminary and Final Design Review for modifications to the previously approved project
- Attachment 10 - Approved modified plan set, dated August 30, 2017
- Attachment 11 - Proposed revised plans, dated received February 9, 2018
- Attachment 12 - Traffic Impact Analysis, prepared by W-Trans and dated March 11, 2015
- Attachment 13 - Cultural Review letter report, prepared by Painter Preservation & Planning, and dated May 26, 2015
- Attachment 14 - Correspondence with neighbors

Draft Resolution Approving Modification to Final Design Review

Contact

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