

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
October 4, 2018

PROJECT TITLE

420 Mendocino Avenue

APPLICANT

Zach Berkowitz

ADDRESS/LOCATION

420 Mendocino Avenue and 433 Riley Street

PROPERTY OWNER

Zach Berkowitz

ASSESSOR'S PARCEL NUMBERS

009-026-009, 009-026-014

FILE NUMBER

DR18-038

PROJECT SITE ZONING

CD-10-SA/CD-10 (Downtown Commercial-Station Area/Downtown Commercial)

GENERAL PLAN DESIGNATION

Retail and Business Services

APPLICATION DATE

June 14, 2018

APPLICATION COMPLETION DATE

June 14, 2018

PROJECT PLANNER

Amy Nicholson

RECOMMENDATION

No action required

PROPOSAL

The project proposes the redevelopment of a 0.50-acre site with an 85-foot tall building containing 104 studio, one, and two-bedroom units, ground floor commercial space and amenities, and a roof top terrace. On-site vehicle parking will be provided by a 72-space mechanical parking garage. The project was previously reviewed by the Design Review Board in July and has since been modified to exclude the 5th Street site, resulting in fewer residential units and less commercial space.

Based on the project site's location within the City's Downtown Core and Priority Development Area, the project is eligible for Design Review approval by the Zoning Administrator. Pursuant to Ordinance 2018-012, Concept Design Review by the Design Review Board is required prior to submittal of the application for Design Review.

Attachments

Attachment 1 – Disclosure Form
Attachment 2 – Location Map

Attachment 3 – Project Plan Set