

CITY OF SANTA ROSA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
June 20, 2019

PROJECT TITLE

Santa Rosa Housing First

APPLICANT

Danco Communities

ADDRESS/LOCATION

80 & 6 College Avenue

PROPERTY OWNER

Danco Communities

ASSESSOR'S PARCEL NUMBERS

010-121-020, 010-121-024, 010-121-025

FILE NUMBER

DR19-037

PROJECT SITE ZONING

CG-SA

GENERAL PLAN DESIGNATION

Retail and Business Service

(General Commercial-Station Area)

APPLICATION DATE

June 3, 2019

APPLICATION COMPLETION DATE

Pending

PROJECT PLANNER

Adam Ross

RECOMMENDATION

Provide Comments

PROPOSAL

The applicant proposes to construct a three-story, 54-unit, 100% affordable multi-family project consisting of 53 studio-units available for low-income/homeless individuals on a permanent basis on a 0.96-acre site. There is a one (1) bedroom unit designated for a resident apartment manager. Included in the proposal are offices, therapy rooms, resident amenities, and a security office open 24 hours per day. The applicant proposes a shared common open space area between the community center and the apartment units.

Santa Rosa Housing First is located approximately 0.7 miles away from the SMART train in Railroad Square, approximately 0.1 miles to the nearest Highway 12 onramp, and is approximately 165 feet from a bus stop.

The design aims to fit with the look of College Avenue's industrial and commercial corridor with stucco, metal panels, and a flat roof that will accommodate solar panels. The applicant proposes to raise the first floor 18-inches above grade to minimize

grading while providing a sense of privacy from the street frontage. The building includes large windows for each unit and balconies facing the internal courtyard. The project includes a landscape buffer between the SMART Rail and the internal courtyard with secured access. The project includes street frontage improvements including sidewalks, bicycle lanes, and undergrounding of the surrounding utilities.

The proposed project is located within the Roseland Priority Development Area and is subject to Zoning Code Section 20-16.070, Modifications to the Design Review process. Pursuant to this section, required Design Review is delegated to the Zoning Administrator through the Minor Design Review process. Prior to submittal of an application for Design Review by the Zoning Administrator, Concept Design Review by the Design Review Board is required for this proposed multi-family residential development (§ 20-16.070(A)(1-2)). The applicant is proposing a density of 24 units per acre.

ATTACHMENTS

Attachment 1 – Disclosure Form

Attachment 2 – Location Map

Attachment 3 – Concept Project Narrative dated received by the City on June 3, 2019

Attachment 4 – Concept Project Plan Set dated received by the City on June 3, 2019

Attachment 5 – Site Analysis Map

Attachment 6 – Concept Design Renderings received by the City on June 3, 2019

CONTACT

Adam Ross, City Planner

Planning and Economic Development

ARoss@srcity.org

(707) 543-4705