

CITY OF SANTA ROSA  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**September 19, 2019**

**PROJECT TITLE**

College Creek Apartments

**APPLICANT**

Royce Patch

**ADDRESS/LOCATION**

2150 W College Ave

**PROPERTY OWNER**

Sonoma County Water Agency

**ASSESSOR'S PARCEL NUMBERS**

010-320-029

**FILE NUMBER**

DR19-050

**PROJECT SITE ZONING**

R-3-30

**GENERAL PLAN DESIGNATION**

Medium-High Residential

**APPLICATION DATE**

August 8, 2019

**APPLICATION COMPLETION DATE**

N/A

**PROJECT PLANNER**

Kristinae Toomians

**RECOMMENDATION**

Provide comments

**PROPOSAL**

The applicant proposes to construct a 168-unit, mixed-income, multi-family campus, consisting of two, standalone three-story, walk-up buildings, and one "U-shaped" four-story building, located on a 5.79-acre parcel on the south side of West College Avenue, and approximately 420-feet west of Stony Point Road. The project site is bounded by College Creek along the south and east property line. The property is currently developed with three, single-story office buildings, a parking structure, and associated surface parking areas.

The applicant will request a density bonus, and proposes a mixed-income multi-family project, which will offer 59 affordable units at 30% to 120% AMI (area median income), and 109 units below market rate. The buildings will have 73 one-bedroom units, 81 two-bedroom units, and 14 three-bedroom units.

The applicant proposes a community center, located at the ground floor of the four-story building, which will include a leasing office, fitness room, mailroom, and clubroom. Outdoor amenities will include a pool, outdoor cooking facilities, children's play area, enclosed bicycle storage, bicycle repair station, and a pet wash station.

The project, as presented, offers 272 total parking stalls, with 172 covered parking stalls. The applicant will request a parking reduction in conjunction with the proposed density bonus. The project site within 400-feet of the Westside Transfer Center.

Multi-Family is a permitted use in the R-3-30 Zoning District, and will require Major Design Review. The applicant is proposing a density of 29.37 units per acre. The Medium-High Residential General Plan designation permits up to 30 units per acre.

### **ATTACHMENTS**

Attachment 1 – Disclosure Form

Attachment 2 – Vicinity and Location Maps

Attachment 3 – Concept Project Narrative dated received by the City on August 8, 2019

Attachment 4 – Concept Project Plan Set dated received by the City on August 8, 2019

Attachment 5 – Existing Site Photos

Attachment 6 – Site Analysis

### **CONTACT**

Kristinae Toomians, Senior Planner  
Planning and Economic Development

[KToomians@srcity.org](mailto:KToomians@srcity.org)

(707) 543-4692