

CITY OF SANTA ROSA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
November 7, 2019

PROJECT TITLE

Burbank Avenue Subdivision

APPLICANT

Joe Ripple, Schellinger Brothers

ADDRESS/LOCATION

1400 Burbank Avenue

PROPERTY OWNER

Schellinger Brothers

ASSESSOR'S PARCEL NUMBERS125-331-003, 125-361-003, 125-361-006,
125-361-007**FILE NUMBER**

DR19-053

PROJECT SITE ZONING

R-1-6-SR

GENERAL PLAN DESIGNATION

Medium-Low Density Residential

(Single Family Residential-Scenic Route)

APPLICATION DATE

August 13, 2019

APPLICATION COMPLETION DATE

Pending

PROJECT PLANNER

Adam Ross

RECOMMENDATIONProvide Comments and
Recommendations on the Attached Single-
Family and Multi-Family Units**PROPOSAL**

The applicant proposes to construct the Burbank Avenue Subdivision, a proposal to subdivide 14.25 acres into 138 units on 69 lots for three housing types; 62 (two-story) single-family units, 12 (two-story) duplexes, and a 64-unit multi-family three-story apartment building with a five-phase construction plan. The applicant is proposing a density of 10 units per acre.

The single-family units range in size from 1,530-square-feet to 1,750- square-feet and will have a two-car garage, stepped back from the front of each single-family dwelling. Each driveway can accommodate two additional parking spaces for guests.

The 12 duplexes face inward onto a semi-circle auto court and utilize horizontal and vertical siding. There are two types of duplexes; four buildings contain one house fronting the new street (Type 1) with a wraparound porch, and one internal house (Type

2). The two back buildings are connected by a common wall at the garage (Type 3). Each duplex unit is two stories with private yards, entry porch, and a two-car garage. The duplex units have three bedrooms, and one-and-a-half to two bathrooms.

The apartments consist of four, three-story stacked flats with tucked parking at the base of the structures, as well as surface parking throughout the site. There are 17 one-bedroom, one-bathroom units, 28 two-bedroom, one-bathroom units, and 19 three-bedroom, two-bathroom units. There are 16 tuck under parking spaces, 45 tandem parking spaces in the driveways, 45 off-street parking spaces, and an area for 13 parallel on-street parking spaces for a total of 154 parking spaces. The apartments use horizontal and vertical wood siding similar to the duplexes. The apartments feature stepped elevations with solid patios and balconies.

The proposed new public streets enter from Burbank Avenue on the northern most property line and circulate throughout the site reconnecting with Burbank Avenue towards the southern end of the proposed development. The new streets enhance the circulation of the proposed subdivision and provide a future connection to Crucero Lane.

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)).

ATTACHMENTS

Attachment 1 – Disclosure Form

Attachment 2 – Concept Narrative

Attachment 3 – Site Analysis & Neighborhood Context Map received October 17, 2019

Attachment 4 – Site Plan received October 17, 2019

Attachment 5 – Single Family Detached Units (For Reference) received October 17, 2019

Attachment 6 – Single Family Attached Units received October 17, 2019

Attachment 7 – Multi-family Units received October 17, 2019

Attachment 8 – Landscape Master Plan received October 21, 2019

Attachment 9 – Detached Single-Family Landscape Plans received October 21, 2019

Attachment 10 – Single Family Attached Landscape Plan received October 21, 2019

Attachment 11 – Multi-Family Apartments Landscape Plan received October 21, 2019

Attachment 12 – Roseland Area Sebastopol Road Specific Plan Circulation

Attachment 13 – Roseland Area Sebastopol Road Specific Plan Land Use and Housing

CONTACT

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