

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

**PROJECT TITLE**

West College Apartments

**APPLICANT**

McKeller McGowan

Real Estate Land Development

**ADDRESS/LOCATION**

1385 W. College Avenue

**PROPERTY OWNER**

Philip Malaspina

**ASSESSOR'S PARCEL NUMBERS**

010-510-021

**FILE NUMBER**

DR19-074

**PROJECT SITE ZONING**

R-3-30-SA

**GENERAL PLAN DESIGNATION**

Medium-High Density Residential

(Multiple Family Residential-Station Area  
(North))

**APPLICATION DATE**

October 17, 2019

**APPLICATION COMPLETION DATE**

October 17, 2019

**PROJECT PLANNER**

Adam Ross

**RECOMMENDATION**

Provide Comments and  
Recommendations

**PROPOSAL**

The applicant proposes to construct the West College Apartments, a 117-unit three-story multi-family apartment complex comprised of seven buildings on a 3.92-acre lot. Each building height ranges from 32 to 37 feet tall with asymmetrical roof lines.

The project includes 57 one-bedroom, one-bathroom units, 12 one-bedroom with one-and-a-half bathrooms, and 48 two-bedroom, two-bathroom units. The parking includes 72 attached garages, 117 surface parking spaces, and electric charging stations for a total of 197 parking spaces at 1.68 spaces per unit. Amenities include a recreation building with an outdoor pool and barbeque area with outdoor seating, bicycle repair station, and dog spa.

The applicant is proposing a density of 30 units per acre. All new developments in the North Santa Rosa Station Area Specific Plan are subject to specific Design Guidelines, and Zoning Code Section 20-28.060(F), Table 2-20 (Attachment 10), requiring all main building entries to orient toward the street.

The proposed project is located within the North Station 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 – Neighborhood Context & Site Analysis Map

Attachment 3 – Concept Site Plan received by the City on October 17, 2019

Attachment 4 – Concept Colored elevation renderings received by the City on October 17, 2019

Attachment 5 – Concept Landscape Plan received by the City on November 4, 2019

Attachment 6 – City Design Guidelines - North Santa Rosa Station Area Specific Plan

Attachment 7 – NSRSASP Private Realm Development Standards, Design Guidelines

Attachment 8 – North SR Station Area SP Residential Development Standards

### **CONTACT**

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Planning and Economic Development

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