



**J. Kapolchok
+ Associates**

Land Use Planning
Urban Design

SOUTHSIDE
General Plan Amendment
Rezoning
Concept Design Review
December 2019

Applicant: Frank Gobar
40 Mark Drive
San Rafael, CA 94903

Owner: Same as above

Architects: Hedgpeth Architects
2321 Bethards Drive #B
Santa Rosa, CA. 95405

Civil Engineers: Civil Design Consultants, Inc.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403

Land Use Consultant: J. Kapolchok & Associates
843 Second Street
Santa Rosa, CA 95404

Location: 2706 Dutton Meadows
Santa Rosa, CA 95407

APN: 043-071-028

Site Size: ±1.75 acres

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General Plan:	Retail/Medium Density Residential
Zoning:	PD 96-003
Proposal:	The project applications consist of the following: • <u>General Plan Amendment</u>: General Plan Amendment from Retail/Medium Density Residential to Medium/High Density Residential. • <u>Rezoning</u>: A rezoning from PD 96-003 to R-3-30

I. PROJECT DESCRIPTION

SETTING

Location:

The subject property is ±1.75 -acre parcel (APN: 043-071-028). The site is located in the Southwest quadrant of the city of Santa Rosa, 0.21 miles south of the intersection of Hearn Avenue and Dutton Meadow. The site is accessed from Dutton Meadow, a two-lane local road feeding the collector roads of Hearn Avenue and Bellevue Avenue. The project address is 2706 Dutton Meadow.

Topography and Natural Features:

The subject property is minimally vegetated with several trees along and near the Dutton Meadow frontage, ornamental landscaping and annual grasses. The site is of minimal slope trending from the northeast to the southwest.

Surrounding Land and Land Uses:

The site is located on the east side of Dutton Meadow approximately 0.21 miles south of the intersection of Hearn Avenue and Dutton Meadow. The land north of the project site is undeveloped; Medium/High and Medium Density residential development exist east and southeast of the site. Meadow View Elementary School and Southwest Community Park are located to the west. As depicted on the Neighborhood Context Map (Sheet A 7.0), a future transit hub, bus line, and the SMART Rail line are located within .25 miles of the site. Bicycle and pedestrian paths exist or are planned for the surrounding roadways and along the SMART Rail line.

The subject parcel is within the Northpoint-Dutton Community Commons District, a General Commercial and Residential Planned Development district, which was originally adopted on August 20, 1996 (Ordinance No. 3288). This PD district (96-003) was subsequently modified on March 14, 2006 (Ordinance No. 3770).

PD 96-003 requires Conditional Use Permits for all uses. The District allows (with a CUP) all principally permitted uses found in the General Commercial District and residential development at a minimum of 13 units per acre and up to a maximum of 30 units per acre on those properties having executed school mitigation agreements. The subject property was not one of those properties. The 2006 amendment to the PD District (Ordinance No. 3770) amended the zoning and policy statement for properties which made up the Dutton Meadows Master Planned Community. As is evidenced by Figure 1 below, although surrounded by the Dutton Meadows Planned Community, the subject property is not a part of this master planned development.



Figure 1. Dutton Meadows Master Planned Community

Existing Physical Conditions:

Existing Uses

The subject property is presently developed with a small residential structure, concrete pads and compacted gravel driveway.

GENERAL PROJECT DESCRIPTION

General Plan Amendment

An amendment to the General Plan land use map for APN 043-071-028 from the retail/medium-density residential land use designation to the medium/high density land use designation.

Rezoning

A rezoning from the PD 96-003 District to the R-3-30 district.

Purpose

The purpose of the requested General Plan Amendment and Rezoning is to allow development of up to 70 attached residential units of which six (6) would be designated as affordable units reserved for very low income. The density and affordable units would be achieved through the exercising of a 135% density bonus. Under the current General Plan designation and zoning, a maximum of 52 units could be developed, or 70 units with the 135% density bonus.

Detailed Project Description

A Neighborhood Meeting and Design Review applications will be submitted in close succession of the General Plan Amendment and Rezoning applications. The following Design Narrative describes the 70-unit residential rental project, which may be developed in two phases. This proposed residential project is known as Southside.

Design Narrative

Southside is a proposed new three-story apartment project in Southwest Santa Rosa. The development is designed to provide a safe community of market rate and subsidized affordable, energy-efficient apartment homes, on a site that is readily accessible to existing infrastructure.

The current Land Use Designation of the parcel is Retail / Medium Residential. The current Zoning of the parcel is PD-96-003. The applicant is seeking a General Plan Amendment for the land use designation to be changed to Medium High Residential and for the zoning to be changed to R-3-30.

The 1.75 acres (17,230 square feet) parcel is appropriately located to receive a higher residential density. The site is located within a quarter mile of two main bus routes, Meadow View Elementary School, the Southwest Community Park, Hearn Avenue and the SMART Rail. The site is also within one mile of Elsie Allen High School, Highway 101 and Highway 12, and the Sebastopol Road Corridor.

Amorosa Village, a five-acre, 150-unit multi-family, three-story affordable housing development abuts the project site at its east parcel boundary. Catalina Townhomes, an affordable multi-family, two-story housing development, abuts the project site at its south parcel boundary. Both of these existing housing projects were developed by Burbank Housing.

Southside Apartments comprises 70 dwellings in (2) three story elevator buildings, (Building A at the west end and Building B at the east end of the site) and includes (23) Studio units, (25) One-Bedroom units and (22) Two-Bedroom units. Building A has a 38-stall enclosed Parking Garage at the Ground Floor. 52 units are permitted at the requested density of 30 units per acre. At the time of the Design Review application, the applicant will apply for a 135% density bonus, and two legislatively available concessions; a parking reduction and a semi-private open space reduction. With approval, the 135% density bonus would add an additional (18) units, (6) of which will be designated as affordable to Very Low-Income persons. The requested concessions are necessary to make the proposed development economically feasible and will result in the financial feasibility of the project and identifiable cost reductions.

Buildings A and B are elevator buildings and the public facilities, paths of travel and units are designed as accessible at all three building levels.

Fire Department apparatus access is provided in (2) separate two-way driveways at the west boundary of the site, off Dutton Meadow. The driveway is 26 feet wide continuously, except at the north boundary, where it does not provide access to parking stalls, and is 24 feet wide.

The project developer is Frank Gobar, founder and President of Danlin Corporation, a construction and consulting business with an emphasis in renewable energy. In addition to experience with urban infill condominium and mixed-use projects which marry office, retail and residential space; the majority of Danlin projects have incorporated energy conservation measures, including being a principle partner in the first solar powered subdivision in Sonoma County.

Southside is envisioned as a low energy impact apartment development focused on generating and using renewable solar power for a major portion of its energy needs, and incorporates energy conservation measures that meet both LEED and Energy Star standards.

At the Southside living space, Danlin Solar is proposing to install California's first patented solar allocation system. Through the system design, residents will benefit by having portions of the energy generated from the rooftop and carport photovoltaic arrays attributed to their individual units. By connecting residents directly to their energy, Southside aims to promote energy awareness within the community.

Energy-efficient and sustainable construction features proposed for the development include:

- a. Energy Star-labeled windows, lights, bathroom exhaust fans, and appliances
- b. HVAC systems that provide efficient zoned heating, and air conditioning, to maintain high indoor air quality

- c. Low-VOC paint
- d. Green Label-certified carpet and floor coverings
- e. Optimizing day-lighting of occupied spaces
- f. Water-conserving plumbing fixtures
- g. Common Laundry rooms to conserve water, energy and to promote community interaction
- h. Energy-efficient framing to provide higher level of exterior wall insulation
- i. Highly durable exterior cladding of the building to contribute to a reduction in energy costs
- j. Fire resilient exterior cladding, roofing and exposed structural and other building components
- k. Integrated EV Charging Systems
- l. Solar panels at building and carport rooftops
- m. Reduction of heat island effects with “cool roofing”, permeable paving and landscaping at the ground level, and covered parking at over 70% of parking areas are provided
- n. Alternative transportation options including unbundled parking, easy access to an electric and hybrid ride-share vehicle program, bus stops, and bicycle routes.

The development also provides more than 4,500 square feet of indoor and outdoor common areas, including two community meeting rooms / lounges / activity spaces, community kitchen, two barbecue areas, (2) roof gardens / terraces, (2) mail collection areas, (3) community laundry rooms, a secure E-commerce / parcel delivery room, and a leasing office. Residents will have convenient access to public transportation, bike routes, schools, parks, retail centers and medical facilities within one half mile of the project, and access to on-site shared electric and hybrid rideshare vehicles.

The apartment dwellings are divided between two buildings, punctuated by a number of community-gathering places that invite community interaction.

Building A, at the west end of the parcel, contains the two-story Community Center and a 38-stall enclosed Parking Garage at the ground floor. In Building B, at the east end of the parcel, a portion of the units are arranged on four sides of a spatially dynamic three-story sky-lit interior with interior common areas that are open to five light wells that light the ground floor and both upper levels.

The apartment units are designed for livability and have open plan living spaces, and semi-private patios and balconies.

The landscape design is proposed as drought tolerant, incorporating rainfall capture, landscaped bio-swales, planters at the ground floor public areas and roof terraces, and vertical green walls at the Dutton Meadow elevations of the solar carport . Community Building and apartment buildings.

Design Conclusion

Southside Apartments embodies the developer's goal to make a significant investment in the long-term sustainability, health and safety of the Southwest Santa Rosa neighborhood and its residents. The Master Plan and architectural expression exemplifies:

- Recognition of neighborhood identity as a powerful setting for the individual dwelling, in which community spaces are an essential part of the experience of a sense of arrival to one's home
- Fostering an active and healthy community, with easy access to parks, bicycle and pedestrian routes
- Place-making that is focused on community-building, with convenient meeting spaces for special events and casual gatherings
- Promoting an environmentally responsible building life cycle, advanced green building, Integrated EV Charging Systems, an on-site drive-share program, convenient access to city bicycle routes, a future Transit Hub at the Southwest Community Park, and neighborhood schools, high level of water efficiency, and healthy indoor living environments
- Integrating innovation and high-quality materials into affordable housing construction

Located in the middle of a neighborhood in transition, surrounded by largely low density uses, Southside Apartments and its Community Center, with its focus on solar powered energy innovations, will contribute dignified, affordable-by-design, stable housing opportunities for a broad spectrum of underserved Santa Rosa residents.

General Plan Amendment Questions

1. Why do you want the General Plan changed?

Response: The General Plan Amendment is being requested in order to provide an increase in the number of rental units, wherein a majority of the units will be affordable by design; the remaining will be affordable to very low-income persons through the city of Santa Rosa's housing program.

2. What changes or event have occurred or what new evidence has arisen since the General Plan was adopted which now warrant a change?

Response: Prior to the 2017 October fires, wherein ±3,000 homes within the city limits were destroyed, the city of Santa Rosa was experiencing a shortage of housing. The devastation caused by the Tubbs fire exasperated and dramatize this epic shortage of housing. Embolden, the City Council and the Board of

Supervisors adopted and the citizenry embraced a goal to develop 30,000 homes, county-wide, within the next 5-years. The City Council has adopted a number of measures to help achieve this goal. A General Plan Amendment to increase the density on lands having adequate infrastructure, where public transportation is available, that is within walking distance to schools and parks, within a quarter of a mile of the SMART Rail line, and is without significant physical constraint is prudent and will help achieve this community goal.

3. Have detailed neighborhood plans or other studies revealed the need for a General Plan Amendment?

Response: Detailed neighborhood plans or studies have not been conducted. The site, however, is appropriate for higher density housing. As indicated above and depicted on the Neighborhood Context map, the site is within walking distance to schools and a Community park, is without major physical constraint and adequate public and pedestrian/bicycle modes of transportation in the immediate facility. Furthermore, the site adjoins two medium/high density residential projects and is surrounded by the Dutton Meadow Master Plan Community, which allows development up to 30 units per acre, by zoning, on properties that have executed the required school agreements. Although the status of these agreements is not known, it goes to a previous land use determination that considered this area appropriate for higher density development.

4. Describe the effect the proposed change will have on the surrounding uses. Describe how the proposed change will affect achievement of the General Plan in this and the surrounding area.

Response: Including the granting of a density bonus under the existing and proposed conditions, a General Plan Amendment to the Medium/High Density Residential land use designation would permit 28 additional units over the ±1.75-acre project site. The character of the area would change from an existing open land, rural residential landscape to an urban residential land use pattern, which can be seen to the east and southeast. Superior architectural design will be required to achieve neighborhood compatibility. Development of a higher density project with the sustainability features described in the Design Narrative will help achieve the following General Plan goals and policies.

LUL-A Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.

LUL-E Promote livable neighborhoods by requiring compliance with green building programs to ensure that new construction meets high standards of energy efficiency and sustainable material use. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.

LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood. Downtown is excepted.

UD-A-5 Require superior site and architectural design of new development projects to improve visual quality in the city.

H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels, throughout the City, such as single- and multifamily units, mobile homes, transitional housing, and homeless shelters.

H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when compatible with existing neighborhoods. Development of existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods. The number of affordable units permitted each year and the adequacy of higher-density sites shall be reported as part of the General Plan Annual Review report.

H-G-2 Require, as allowed by CALGreen Tier 1 standards, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area.