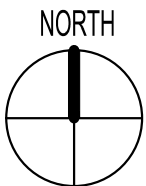


Site Plan



Scale : 1" = 100'-0"

Aerial Perspective View in Neighborhood Context

DEVELOPMENT DATA		PARKING	BUILDING DATA		PROJECT DESCRIPTION	PARCEL DATA
Project Owner:	Frank Gobar 40 Mark Drive San Rafael, CA 94903 fgobar@danlincorp.com (415) 971-1130	PARKING REQUIRED: MARKET RATE UNITS 17 STUDIOS X 1.5 STALLS = 26 STALLS 25 ONE BEDRM X 1.5 STALLS= 38 STALLS 22 TWO BEDRM X 2.5 STALLS= 55 STALLS TOTAL 119 STALLS (64 covered) AFFORDABLE UNITS - 6 UNITS VERY LOW INCOME (6) STUDIOS 6 UNITS x 1/unit - 6 STALLS TOTAL (UNCOVERED) - 6 STALLS	OCCUPANCY- BUILDING A - A, B, S2, R2 BUILDING B - R2	CONSTRUCTION TYPE- BUILDING A - TYPE V, 1 HOUR, SPRINKLED NFPA 13 BUILDING B - TYPE V, 1 HOUR, SPRINKLED NFPA 13	Southside Apartments is a three story multi-family apartment project in 2-buildings with 70-market rate and 5-subsidized/affordable apartment homes on an urban infill site that is readily accessible to existing infrastructure. The parcel is located in the City's Priority Development Area and is also eligible for streamlined planning entitling in accordance with the City's Resilient City Development Measures, Ch. 20-16, Santa Rosa City Code. The proposed project is within one quarter mile of two public transport bus routes, Meadowview 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.	ADDRESS: 2706 DUTTON MEADOW ROAD SANTA ROSA, CA 95407 A.P.N.: 043-071-028 CURRENT LAND USE: RETAIL/MEDIUM RESIDENTIAL PROPOSED LAND USE: MEDIUM HIGH RESIDENTIAL CURRENT ZONING: PD-96-003 PROPOSED ZONING: R-3-30 PARCEL SIZE: 1.75 ACRES, 76,230 SQUARE FEET
Project Architect:	Hedgpeth Architects 2321 Bethards Drive Santa Rosa, CA 95405 ingrid@hedgpetharchitects.com (707) 523-7010	TOTAL STALLS REQUIRED 125 STALLS	BUILDING A: (28) UNITS FIRST FLOOR- 1. COMMUNITY CENTER A and B OCCUPANCIES 1,885 SF 2. ENCLOSED PARKING GARAGE -12,750 SF 38 STALLS S2 OCCUPANCY TOTAL 14,635 SF SECOND FLOOR- (14) UNITS 1. COMMUNITY CENTER A and B OCCUPANCIES 1,570 SF A- OCC- ROOF DECK 450 SF 2. R2 OCCUPANCY (4) STUDIO 2,060 SF (5) ONE BEDROOM 4,000 SF (5) TWO BEDROOM 5,685 SF SEMI-PRIVATE OPEN SPACE 700 SF TOTAL 12,445 SF 14,465 SF THIRD FLOOR- (14) UNITS R2 OCCUPANCY (4) STUDIO 2,060 SF (5) ONE BEDROOM 4,000 SF (5) TWO BEDROOM 5,685 SF SEMI-PRIVATE OPEN SPACE 700 SF TOTAL 12,445 SF TOTAL BUILDING A 41,545 SF	BUILDING B: (42) UNITS FIRST FLOOR- (14) UNITS R2 OCCUPANCY (5) STUDIO 2,575 SF (5) ONE BEDROOM 2,315 SF (4) TWO BEDROOM 5,685 SF SEMI-PRIVATE OPEN SPACE 650 SF TOTAL 11,225 SF TOTAL WITH COMMON AREA 14,960 SF SECOND FLOOR- (14) UNITS R2 OCCUPANCY (5) STUDIO 2,575 SF (5) ONE BEDROOM 2,315 SF (4) TWO BEDROOM 5,685 SF SEMI-PRIVATE OPEN SPACE 650 SF TOTAL 11,225 SF TOTAL WITH COMMON AREA 13,460 SF THIRD FLOOR- (14) UNITS R2 OCCUPANCY (5) STUDIO 2,575 SF (5) ONE BEDROOM 2,315 SF (4) TWO BEDROOM 5,685 SF SEMI-PRIVATE OPEN SPACE 650 SF TOTAL 11,225 SF TOTAL WITH COMMON AREA 13,460 SF TOTAL BUILDING B 41,880 SF	The applicant is seeking a General Plan Amendment to change the existing General Plan land use designation from Medium to Medium High Residential, and to change the zoning from PD to R-3-30. The zoning change is supported by precedents in multi-family development at the parcel to the east (Burbank Housing) and in the Roseland neighborhood in which the parcel is located. The applicant is also seeking a State density bonus of 135%of base density (52 units) to 70 units, with 11% of base density, or 6 units, available to Very Low Income residents, and two concessions, one for a parking reduction of 9% from 125 stalls required to 104 stalls provided, and one for reduction in the side yard setback at the north boundary from 15' to 5'. A bicycle parking ratio of one bike stall per unit and 100% solar energy for this all electric project are proposed to mitigate the parking reduction. The development proposal comprises 70 dwellings in (2) three story elevator buildings, Building A and Building B, and includes (23) Studio units, (25) One-Bedroom units and (22) Two-Bedroom units. Each unit is provided with a minimum of 50 square feet of semi-private open space. Building A includes a 38-stall enclosed Parking Garage at the Ground Floor. A 34-stall carport hosting a solar array is located at the south side of the parcel. The project includes a 2-story Community Center on Dutton Meadow, attached to Building A with common spaces for meetings, leasing office, a laundry room, mail area, kitchen, rest rooms, janitor closet, roof garden and two open lounges. An 800 square foot outdoor common area with barbecue facilities is located in front of the Community Center on Dutton Meadow. Two additional common laundry rooms and a mail room are located in Building B. Additional barbecue facilities and a covered trash enclosure are located at the north parcel boundary. Covered bicycle storage is located at the ground floor of Building A, on the north side of the building, and is accessible via the EVA. Uncovered bicycle storage is located in 3 areas adjacent to the residential apartments. Fire Department apparatus access is provided in (2) separate two-way driveways with entry at the west boundary of the site, off Dutton Meadow. The south driveway is 26 feet wide continuously. The north driveway is 24 feet wide. The north driveway is an EVA and the project may propose that it be reserved for pedestrian use and as additional open space for the residents.	
Civil Engineer:	Civil Design Consultants 2200 Range Avenue, #204 Santa Rosa, CA 95403 andy@civildesignconsultants.com (707) 542-4820	PARKING PROVIDED: COVERED 72 STALLS - (38 GARAGE + 34 CARPORT) UNCOVERED 32 STALLS TOTAL 104 STALLS REQUEST 9% PARKING REDUCTION ACCESSIBLE STALLS: 1 STALL / 25 = 5 STALLS, 2 ARE VAN ACCESSIBLE EV CHARGING STALLS: 3% X 104 STALLS = 4 STALLS MINIMUM BICYCLE PARKING REQUIRED: 1 STALL / 4 UNITS 18 STALLS BICYCLE PARKING PROVIDED: 1 STALL / UNIT- 70 STALLS				
Planner:	Jean Kapolchok Associates 843 Second Street Santa Rosa, CA 95404 jkapolchok@sbcglobal.net (707) 526-8939					
Landscape Architect:	MacNair Landscape Architecture P.O. Box 251 Kenwood, CA 95452 don@macnairlandscapes.com (707) 833-2288					
DENSITY BONUS CALCULATION						
PROPOSED ZONING: R-3-30		11% (6) OF WHICH ARE VERY LOW INCOME, 46 ARE MARKET RATE, 18 ARE BONUS MARKET RATE				
BASE DENSITY: 1/UNIT 1,450 SF = 52 UNITS (BASE DENSITY)		TOTAL: 64 D.U. MARKET RATE, 6 D.U. VERY LOW INCOME				
STATE DENSITY BONUS 35% = 18 UNITS						
SHEET INDEX						
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A2	SURROUNDING & EXISTING USES					
A3	NEIGHBORHOOD CONTEXT MAP					
A4	SITE ANALYSIS					
A5	SITE & 1st FLOOR PLANS					
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A7	SITE & 3rd FLOOR PLANS					
A8	SITE & ROOF PLANS					
A9	UNIT PLANS - STUDIO & 1 BEDROOMS					
A10	UNIT PLANS - 2 BEDROOMS					
A11	UNIT PLANS - COMMUNITY CENTER					
A12	EXTERIOR ELEVATIONS - BUILDING A					
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C2	GRADING, DRAINAGE AND UTILITY PLAN					
L1	CONCEPTUAL LANDSCAPE PLAN					

Project Information