

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

PROJECT TITLE

Santa Rosa Apartments

APPLICANTJake Lingo, Integrated Community
Development**ADDRESS/LOCATION**2905 Santa Rosa Ave.
0 Santa Rosa Ave.**PROPERTY OWNER**B&B Santa Rosa LLC
B&B Santa Rosa LLC**ASSESSOR'S PARCEL NUMBER**043-132-043
044-041-054**FILE NUMBER**

DR19-086 – Concept Design Review

PROJECT SITE ZONINGGeneral Commercial (CG)
General Commercial (CG)**GENERAL PLAN DESIGNATION**Retail & Business Services
Retail & Business Services**APPLICATION DATE**

December 3, 2019

APPLICATION COMPLETION DATE

December 10, 2019

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

Provider comments and recommendations

PROPOSAL

Santa Rosa Avenue Apartments is a proposed 5-story, 154-unit, 100% affordable (50-80% AMI), Multi-Family rental housing project consisting of one-bedroom, two-bedroom, and three-bedroom units on a ± 3.89-acre site. Amenities would include indoor and outdoor community spaces and recreation areas for children and adults. Parking would consist of 247 spaces comprised of 137 covered parking spaces designed to host photovoltaic solar arrays with the remainder in uncovered parking spaces.

Pursuant to General Plan Land Use and Livability Policy LUL-E-6, residential development is allowed in Retail & Business Services land use designations at the

ITEM NO. 6.2

maximum density allowed by the applicable zoning district. The General Commercial (CG) zoning district maximum allowable density is 30 units/acre, and the proposed project would achieve a maximum density of 40.1 units/acre; therefore, the project will need to demonstrate eligibility for a 35% State Density Bonus. (See Attachment A – Project Description and Attachment B – Site Plan dated received by the City on November 18, 2019.)

The proposed project would be located within the boundary of the Santa Rosa Avenue Corridor Priority Development Area. Pursuant to Zoning Code § 20-16.060 – Reduced review authority for certain uses, Multi-Family Dwelling is a permitted use in General Commercial (CG) zoning districts. Pursuant to § 20-16.070 – Modifications to the Design Review process, Design Review approval for new development and major remodels, with the exception of projects located within the Historic (-H) Combining District, that meet the stated criteria, are delegated to the Zoning Administrator, through the Minor Design Review process.

Attachments

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Project Description
Attachment 4 – Site Plan
Attachment 5 – Preliminary Stormwater Determination
Attachment 6 – Civil – Grading – Utility
Attachment 7 – Elevations and Plan Set