

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

DR19-084

PROJECT SITE ZONING

R-3-30-SA

GENERAL PLAN DESIGNATION

Medium-High Density Residential

(Multiple Family Residential-Station Area
(North))**APPLICATION DATE**

November 26, 2019

APPLICATION COMPLETION DATE

November 26, 2019

PROJECT PLANNER

Adam Ross

RECOMMENDATIONProvide Comments and
Recommendations**PROPOSAL**

The project was seen as a Concept Item by the Design Review Board (DRB) on November 7, 2019, where the DRB determined there was not enough information to provide comments and recommendations on the proposal. The DRB recommended that the applicant come back for another Concept Item with a more detailed 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 ranges in height from 32 to 37 feet tall with asymmetrical roof lines.

The project includes a mix of one- and two-bedroom units. The parking includes 72 attached garages, 113 surface parking spaces, and electric charging stations for a total of 193 parking spaces at a ratio of 1.58 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 November 25, 2019

Attachment 4 – Concept Multi-Family Building Elevations received on November 25, 2019

Attachment 5 - Concept Floor Plan received by the City on November 25, 2019

Attachment 6 - Concept Recreation Center Elevations received by the City on November 25, 2019

Attachment 7 - Concept Recreation Center Floor Plan received by the City on November 25, 2019

Attachment 8 - Concept Landscape Plans Received by the City on November 25, 2019

Attachment 9 - City Design Guidelines - North Santa Rosa Station Area Specific Plan

Attachment 10 - NSRSASP Private Realm Development Standards, Design Guidelines

Attachment 11 - North SR Station Area SP Residential Development Standards

CONTACT

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