

CITY OF SANTA ROSA  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**March 5, 2020**

**PROJECT TITLE**

1650 W. Steele Lane Apartments

**APPLICANT**

McBride Lane Apartments LLC

**ADDRESS/LOCATION**

1650 W. Steele Lane

**PROPERTY OWNER**

McBride Lane Apartments LLC

**ASSESSOR'S PARCEL NUMBERS**

041-042-012

**FILE NUMBER**

DR20-008

**PROJECT SITE ZONING**

R-3-15-SA

**GENERAL PLAN DESIGNATION**

Medium Density Residential

(Multiple Family Residential-Station Area  
(North))

**APPLICATION DATE**

February 10, 2020

**APPLICATION COMPLETION DATE**

February 12, 2020

**PROJECT PLANNER**

Adam Ross

**RECOMMENDATION**

Provide Comments and  
Recommendations

**PROPOSAL**

The applicant proposes to construct the 1650 W. Steele Lane Apartments, a 36-unit three-story multi-family courtyard apartment complex comprised of three buildings on a one-acre lot. Each building height is approximately 38 feet tall. The site includes a raised landscaped plaza on the corner of W. Steele Lane and Meadowbrook Court, and an internal plaza as well. There is an automated parking machine within a proposed 15-foot tall structure located on the southeast portion of the site.

The project includes six (6) one-bedroom units, 27 two-bedroom units, and three (3) three-bedroom units. The parking includes 36 parking spaces total.

The site's current Zoning District and General Plan Land Use Designation is R-3-18, Medium Density Residential, which allows 18 units per acre. The applicant is requesting a 100% Supplemental Density Bonus due to the site's proximity to transit facilities as identified in Zoning Code Section 20-31.070, subject to approval of a Minor Use Permit

to allow a density of 36 units per acre.

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 – Concept Design Review Narrative, received by the City on February 10, 2020.

Attachment 3 – Concept Plans received by the City on February 19, 2020.

Attachment 4 – City Design Guidelines - North Santa Rosa Station Area Specific Plan

Attachment 5 – NSRSASP Private Realm Development Standards, Design Guidelines

Attachment 6 – North SR Station Area SP Residential Development Standards

### **CONTACT**

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Planning and Economic Development

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