



# APPLICATION CONCEPT DESIGN REVIEW

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|--|--|--|--------------------------|--|
| GENERAL INFORMATION  | LOCATION OF PROJECT (ADDRESS)  | ASSESSOR'S PARCEL NUMBER(S)  |                          | EXISTING ZONING  |
|  | 1683-1785 Petaluma Hill Road   | 044-021-022, 035, 071, 019 & 072   |                          | R-3-30   |
|  | NAME OF PROPOSED PROJECT   |  |                          | GENERAL PLAN DESIGNATION   |
|  | Petaluma Hill Road Apartments  |  |                          | Med-High Residential   |
|  | APPLICANT NAME   | <input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX |                          | <input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX |
|  | McKellar McGowan Holdings, LLC   | 858-353-2397   |                          |  |
|  | APPLICANT ADDRESS  | CITY   | STATE                    | ZIP  |
|  | 5075 Shoreham Place St. #280   | San Diego  | CA                       | 92122  |
| APPLICANT REPRESENTATIVE                                     | <input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX |  | EMAIL                    |  |
| Jeff Johnson   | 858-353-2397   |  | jeff@mckellarmcgowan.com |  |
| APPLICANT REPRESENTATIVE ADDRESS                             | CITY   | STATE  | ZIP                      |  |
| 5075 Shoreham Place St. #280                                 | San Diego  | CA   | 92122                    |  |
| ARCHITECT OR DESIGNER NAME (SIGNATURE REQUIRED ON EXHIBIT A) | <input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX |  | EMAIL                    |  |
|  |  |  |                          |  |
| ARCHITECT OR DESIGNER ADDRESS                                | CITY   | STATE  | ZIP                      |  |
|  |  |  |                          |  |
| PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW)               | <input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX |  | EMAIL                    |  |
| Earl D. Hagerman & Earl D. Hagerman Trust                    |  |  |                          |  |
| PROPERTY OWNER ADDRESS                                       | CITY   | STATE  | ZIP                      |  |
| 18 El Prado Court  | Santa Rosa   | CA   | 95405                    |  |

|                       |   |               |                                       |
|-----------------------|---|---------------|---------------------------------------|
| PROJECT DESCRIPTION   | PROJECT /BUSINESS DESCRIPTION – DESCRIBE IN DETAIL YOUR PROPOSED SUBDIVISION. ATTACH A SEPARATE SHEET IF NECESSARY  |               |                                       |
|                       | Please see attached narrative.  |               |                                       |
|                       |   |               |                                       |
|                       |   |               |                                       |
|                       |   |               |                                       |
|                       |   |               |                                       |
|                       |   |               |                                       |
|                       |   |               |                                       |
|                       |   |               |                                       |
|                       |   |               |                                       |
| SUBMITTAL INFORMATION | EXISTING USE  | PROPOSED USE: | SIZE OF PARCEL                        |
|                       | Vacant & SFD's  | Apartments    | SQ FT or 4.92 ACRES                   |
|                       | SUBMITTAL INFORMATION – THESE ITEMS MUST BE SUBMITTED FOR A COMPLETE APPLICATION UNLESS INITIALED BY A SENIOR PLANNER OR SUPERVISING ENGINEER   |               |                                       |
|                       | 10 Copies of Site Plan showing all dimensions. Nine 11 X 17 and one full size.  |               |                                       |
|                       | 10 Copies of Existing and Proposed Elevations (photos for existing will suffice). Nine 11 X 17 and one full size (7 full-size landscape plans separated from plan set).   |               |                                       |
|                       | 10 Copies of Design Concept Narrative   |               | 10 Copies of Neighborhood Context Map |
|                       | 10 Copies of Site Analysis Map  |               | Vicinity Map with north arrows        |
|                       |   |               | Disclosure Form                       |
|                       | PROPERTY OWNER'S CONSENT – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application. |               |                                       |
|                       | 6/25/20 X Jeff E. Johnson, EUP of Applicant   |               |                                       |

|      |                |             |      |              |
|------|----------------|-------------|------|--------------|
| DEPT | APPLICATION    | RECEIVED BY | DATE | FEE RECEIVED |
|      | PROCESSING FEE |             | DATE | FEE RECEIVED |





# DISCLOSURE FORM

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| File No.            | Quad. |
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Project Title: Petaluma Hill Road Apartments

(Include site address)

Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.

Individuals: Identify all individuals  
Partnerships: Identify all general and limited partners  
Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed.  
LLCs: Identify all members, managers, partners, officers and directors.  
Trusts: Identify all trustees and beneficiaries.  
Option Holders: Identify all holders of options on the real property.

Full Name:

Address:

Please see attached applicant information

In addition, please identify the name of each civil engineer, architect, and consultant for the project.

Full Name:

Address:

Adobe Associates, Inc. (Civil Engineer) 1220 N. Dutton Ave. Santa Rosa CA 95401

Quadruga (Landscape Architect) 1212 4th Street, Studio K, Santa Rosa CA 95404

The McKinley Assoc. Inc. (Architect) 1818 First Avenue, San Diego CA 92101

Additional names and addresses attached:

☒ Yes ☐ No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct:

Applicant

SELF E. Johnson, 6-25-21  
EVP of Applicant

Date



## **Petaluma Hill Road Apartments**

This is a proposed 147 Unit 3-story walk-up apartment project. The project site is just under 5 acres and is located at the southwest corner of Petaluma Hill Road and Colgan Avenue in the City of Santa Rosa (1683 to 1775 Petaluma Hill Road and APN#s 044-021-019, -022, -035, -071, -072). The site is in a mostly developed, urban area and nearby land uses include residential uses to the north (across Colgan Avenue), commercial uses to the west, residential uses to the south, and commercial and residential uses to the east.

The project will have 7 buildings -- 5 buildings with 20 units, one building with 17 units (with some common amenities on the ground floor), and one building with 10 units. All buildings will be in a 3-story stacked flat configuration with some units enjoying direct garage access. Overall, there are 84 tuck under parking spaces and 154 surface parking spaces for a total of 238 spaces.

The proposed project site has a Medium-High Residential land use designation. This land use designation allows residential development, with densities up to 30 units per gross acre. The development proposes to construct 147 units of multifamily housing on 4.92 acres of land, which is a density of just under 30 units per acre.

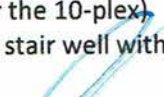
The site is zoned R-3-30, which allows multifamily housing as a permitted use (Santa Rosa City Code § 20-22.030 and Table 2-2). The Zoning District has a 45-foot height limit (Santa Rosa City Code, § 20-22.050 and Table 2-5). The apartment structures will be 35 feet high, each with a 3-foot architectural element to total 38 feet at the highest point. The recreation center will be one-story.

The project will be comprised of 83 one-bedroom 1 bath units, 14 one-bedroom 1.5 bath units, and 50 two-bedroom 2 bath units. We will create 84 tuck under parking spaces and 154 surface parking spaces dispersed throughout the project. Total Parking will be 238 spaces for 1.62 spaces per unit. Required parking is 271 spaces and thus, we request a reduction of 12.2%.

We have oriented all the tuck under parking to face inward on the property away from both Petaluma Hill Road and Colgan Avenue. The project will have front driveway access from Petaluma Hill Road and a rear driveway on Colgan Avenue to provide ample circulation throughout the property. There will also be an emergency only access point on Petaluma Hill Road.

We will provide the residences with a state-of-the-art recreation facility with full kitchen, ample seating, workstations, fireplace, gathering areas, barbecue area with gas grills for outdoor cooking, swimming pool, conference rooms, full gym with free weights, treadmills, stationary bikes, restrooms and outdoor seating with large screen televisions both indoor and out. The Management and Leasing Offices will be located in the Recreation Building.

Type V One Hour Construction will be utilized with 13R Sprinkler Systems with slab on grade floors. Ground Floor Units will have a small private walled courtyard at their entry area. 2nd and 3rd floor will each have 8 units per floor (4 units for the 10-plex) and private exterior balcony areas. Non ground floor Units will have access up an interior stair well with adjacent daylight through the roof of the Building.



**Petaluma Hill Road Apartments**

**Attachment to Disclosure Form**

The Applicant is **McKellar McGowan Holdings, LLC**, a California limited liability company ("MMH")

MMH is owned:

60% by **McKellar Development, Inc.**, a California corporation ("MDI")  
**Christopher S. McKellar** owns 2/3 of MDI  
**Jeff E. Johnson** owns 1/3 of MDI

40% by **Alta Vista Enterprises, Inc.**, a California corporation ("AV")  
**Timothy J. McGowan** owns 100% of AV

The street address for all the above is 5075 Shoreham Place, Ste. 280, San Diego CA 92122

The contact person is Jeff Johnson, [jeff@mckellarmcgowan.com](mailto:jeff@mckellarmcgowan.com), 858-353-2397

