

## **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.