

Attachment B  
38 Degrees North Phase 2 – Project Narrative  
172 unit proposed apartment home community  
January 30, 2020

**Project Overview**

The Proposed Project, 38 Degrees North Phase 2 (“Phase 2”) is the construction of a class A 172-unit multi-family residential community on 10.87 gross acres. The project site is located at 2660 Petaluma Hill Road in the City of Santa Rosa. It is bounded by Petaluma Hill Road to the west, Farmers Lane to the south, Franz Kafka Avenue to the east and 38 Degrees North Phase 1 (described below) to the north. The project site is currently undeveloped land with on-going construction of single family residential to the east and west and undeveloped land to the south.

**Land Use Classification**

The project site is designated Medium Density Residential and Retail and Business Services by the Santa Rosa General Plan. The Medium Density Residential designation permits housing densities from 8.0 to 18.0 units per gross acre or up to 195 units based on the gross acreage of the project site (10.87 acres). Excluding the 1.04-acre shopping center site, the density of the Proposed Project is 17.95 units/acre (172 units/9.58 acres). The project site is zoned Commercial Shopping Center (CSC), allowing for both for multi-family development and commercial uses.

**Project Applicant**

Kennedy Wilson “KW”, a Los Angeles based real estate investment firm, is the builder of 38 Degrees North Phase 2. The project team has over 25 years of multi-family real estate development and management experience. KW has financed and built over 15,000 multi-family residential units, both market rate and affordable, including Vista Sonoma, an age-restricted apartment community in Santa Rosa. The project applicant/owner (KW Petaluma Hills Road, LLC) is also the owner of the adjacent 38 Degrees North Phase 1. This 120-unit community is currently under construction. Phase 1 will provide on-site indoor and outdoor amenities and recreational facilities for residents, including a clubhouse, pool, pet zone and tot lot. Construction of Phase 1 is anticipated to be completed in mid-2020. Once constructed, both Phase 1 and Phase 2 will be merged and managed as one community.

**Reciprocal Access Agreement**

38 Degrees North Phase 2 is designed to operate with Phase 1 as one single community at the completion of construction of both phases via a cross access and reciprocal use agreement. A valet trash service, approved at Phase 1, will also be utilized at Phase 2, allowing both projects access to the Phase 1 trash compactor. Parking will be included in the agreement to share guest parking between the two projects and is described in more detail in the parking section within this narrative. Residents of both projects will have access to all amenities, including the pools, clubhouses, tot lots, fitness room and pet park.

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**Building and Unit Description**

The Proposed Project includes the construction of 172 apartment homes to be contained within eight buildings. Two distinct residential building types are proposed. Five of the eight residential buildings will contain 20 units each in three-story walkup structures with tuck under garage parking and surface parking. Three residential buildings will contain 24 units each in three-story walkup buildings with surface parking. Overall, the Proposed Project will contain 80 one-bedroom/one-bath units, 82 two-bedroom/two-bath units and 10 three-bedroom/three-bath units (for a one- to two- to three-bedroom unit ratio of 47% / 48% / 5%).

**Architecture**

The Proposed Project is designed in compliance with the review criteria for Superior Design as set forth in the Design Guidelines Introduction, Subsection C. The architecture for the residential apartments buildings is styled as a contemporary mix of framed massing and volumes using a traditional palette of materials, textures and colors in compliance with the Building Design Guidelines. Building walls will be clad in a combination of fiber cement paneling and lap siding and will be accented with wood-look tile and screening. The siding will be painted in neutral greys and bold blues to match the hues from the 38 Degrees North Phase 1 buildings (currently under construction to the north). Building elevations are punctuated with inset vinyl windows with fiber cement trim and feature perforated metal balcony guardrails and decorative wood-look screens, providing compliant massing/articulation. For the apartment buildings, the peak of the flat parapet is at a maximum height of 39', and for the clubhouse building, the peak of the roof is 28'. Roof finish material for all buildings is comprised of thermoplastic olefin (TPO), high density polyethylene (HDPE) or other type of thermoplastic rubberized synthetic material.

**Multi-family Residential**

The Proposed Project is designed in compliance with the Design Guidelines Section 3.2 for Multiple-Family Residential. The Proposed Project will integrate seamlessly with the existing Phase 1 project currently under construction directly to the north. Resident amenities are located within the interior of the project, creating a transition from the public spaces surrounding the project to private spaces (individual units), while clearly delineating the communal spaces for residents (clubhouse, pool, pet zone, tot lot, etc.). Signage including building and unit numbering, as well as site plans at vehicular entrances, will orient visitors and residents alike. The clubhouse includes a mail room with gang mailbox units in compliance with the Guidelines for Common Facilities & Amenities. Please refer to the attached detailed analysis of the project compliance with detailed analysis of Design Guidelines for Multiple-Family Residential.

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**Project Benefits to Santa Rosa**

The Proposed Project provides the following benefits to the City of Santa Rosa:

- The Proposed Project will help meet the large demand for rental housing in Santa Rosa by providing high-quality apartment rentals within close proximity to commercial uses and the City center.
- The on-site amenities provided will allow residents ample recreational opportunities onsite, reducing travel to, and use of, City facilities.
- Capital Facilities Fee will be paid by the Proposed Project with the funds being used by the City to pay for public infrastructure facilities to serve the Proposed Project as well as other new projects.
- Water and Wastewater Demand Fees will be paid by the Proposed Project to mitigate its impacts and to connect to those services.
- Park Development Fees will be paid by the Proposed Project and used by the City to help fund the costs of acquiring and constructing neighborhood and community parks.
- School Impact Fees will be paid by the Proposed Project which are designed to cover the costs related to the increased enrollment.
- Housing Impact Fees will be paid by the Proposed Project and used to assist in the development of affordable housing in the City of Santa Rosa.

**Project Amenities**

Amenities to be provided as part of the Proposed Project include a resort-style pool and deck area and a fitness building which will be located adjacent to the Open Space Preserve. Bike parking will be provided at a ratio of 1 space per 4 units. For the units that include an assigned garage (total of 68 units), bike parking will be available within that garage. A total of 104 units are without an assigned garage. Therefore, the project to provide a total of 26 bike parking spaces. Residents will have access to the amenities at Phase 1, which include a pool area, clubhouse building, pet zone, tot lot and resident garden.

**Green Building/Energy Efficiency**

The apartment homes are designed to minimize the use of energy in both the construction of and the ongoing utility costs for residents. The Proposed Project will meet (or exceed) California Title 24 thresholds and any specific code amendments promulgated by the City of Santa Rosa pertaining to energy saving objectives. Some of the primary energy saving features include: dual

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pane windows, energy efficient heating and cooling, the use of LED lighting and low flow shower heads, faucets and toilets. The building will be insulated with energy efficient ceilings (R-38) and walls (R-19).

Additional green building/energy efficiency provisions will be included in the Proposed Project, including: recycling bins, which will be conveniently located for residents' use, electric car charging stations and bike racks.

### **Off-Street Parking**

Parking is proposed at a ratio of one space per one-bedroom and two spaces per two- and three-bedroom units for a total of 270 parking spaces or 1.57 spaces per unit. Covered parking is provided at a ratio of one space per unit, for a total of 172 covered spaces (consisting of a combination of carports and enclosed garages). Please refer to the attached detailed analysis of the project compliance with detailed analysis of Design Guidelines for Off-Street Parking.

KW is requesting a 22.9% parking reduction from the required 350 spaces, which is within the 25% threshold allowable by the Municipal Code (Section 20-36.050). In addition to on-site parking, a total of 29 off-site parking spaces will be constructed as part of the project site's frontage improvements along Franz Kafka Avenue, providing additional parking availability.

The Proposed Project is within 1/8<sup>th</sup> of a mile of two separate bus stops and within a 1/2 mile of the Santa Rosa Marketplace, reducing the need for residents to own cars. A bike route also runs north-south adjacent to the Proposed Project along Petaluma Hill Road, providing alternative transportation, reducing the need for on-site parking. Additionally, a bus stop will be constructed on the southwest corner of the project site for use by Sonoma County Transit and future use by Santa Rosa CityBus.

Bicycle parking is required by Code at a ratio of 1 space per 4 units, based on the count of units that don't have a private garage or private storage space. The project proposes 68 private garages, resulting in 26 required bicycle parking spaces. Three of those will be designated short-term and 23 will be designated long-term spaces.

### **Other Features**

The Proposed Project contains a drainage feature that bisects the project site. This drainage is located within a 2.54-acre area that will be designated as a private Open Space Preserve as part of the Proposed Project.

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As part of the Proposed Project, roadway improvements along the frontage of the project site will be constructed, including street paving, sidewalk, curb and gutter along Petaluma Hill Road, Farmers Lane and Franz Kafka Avenue.

A portion of the legal parcel that contains Phase 2 includes a 1.04-acre site at the southwest corner of Farmers Lane and Petaluma Hill Road. This portion of the overall legal parcel is designated for a Community Shopping Center (in accordance with the General Plan and zoning designations for the overall legal parcel). It is not, however, included as part of the Proposed Project.

### **Landscaping**

The Preliminary Landscape Plan has been designed in compliance with City design guidelines and includes the outdoor pool, deck and spa area, a tot lot, sidewalks and pedestrian walkways, outdoor seating areas, trees and groundcover. Proposed trees include Crimson King Norway Maples, October Glory Maples, Japanese Blueberry Trees, White Crape Myrtles, Sweet Bays, Tulip Trees, Southern Magnolias, Olives, Coast Live Oaks, Valley Oaks, Chaste Trees and Mexican Fan Palms. The proposed landscaping was designed to maintain consistency with the adjacent Phase 1 project and improve on the landscaping already present in the neighborhood, a key component of the Design Guidelines. Groundcover includes ornamental layered landscaping. Trees and other landscaping will be planted along the perimeter of the project site, including street trees along Petaluma Hill Road, Franz Kafka Avenue and Farmers Lane. Landscaping will also be introduced internally within the common open space areas between buildings and walkways, and within bulb outs and planter strips near drive aisles and parking areas. Bulb outs and planter strips are provided to break up expanses of paved areas in compliance with the design guidelines. Bio-retention areas will also be landscaped with an appropriate plant palette for the local climatic conditions. Landscaping will be primarily drought-resistant, in keeping with Santa Rosa's Water Efficient Landscape Ordinance (WELO) design requirements.

Landscaping also includes onsite benches, fencing and perimeter walls. The pool area will be encompassed by a 6-foot tall metal frame wire mesh fence. The Open Space Preserve will be surrounded by a 3-foot tall cable fence. A monument sign will be erected at the project site's driveway off Petaluma Hill Road. Please refer to the attached detailed analysis of the project compliance with detailed analysis of Design Guidelines for Landscaping.

All proposed site lighting, parking area lighting, building and pole mounted lighting has been selected based on compliance with Section 130.2(b), Table 5.106.8 of the California Green Code, and Santa Rosa City Code 20-30.080(D) as well as meeting the Design Guidelines for Lighting for Multiple-family Residential.

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**Property Management**

38 Degrees North Phase 2 will be managed by FPI Property Management. This Folsom-based company was founded in 1968 and is one of the largest full-service property management companies in the United States. FPI manages over 90,000 units in its portfolio. FPI staff manages the property onsite with its own personnel. All employees go through a rigorous FPI training program and typically have years of experience in managing apartment communities. The Proposed Project includes bio retention planters with street trees which the property owner and manager will maintain. Additionally, as the Open Space Preserve is private, the property owner and manager will maintain in perpetuity.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines

DESIGN GUIDELINE	COMPLIANCE
<b>Section 3.2 – Multiple-Family Residential</b>	
<b>IIA. – SITE DEVELOPMENT GUIDELINES – EXISTING CONDITIONS/SITE CONSTRAINTS</b>	
1. Incorporate existing natural features such as trees, topography, creeks and riparian vegetation into the site plan. These and similar natural elements should be considered when developing a site plan. Every effort should be made to preserve dominant elements, such as mature trees, for example. When trees must be removed mitigation may be required.	COMPLIES – The project includes a 2.54-acre Open Space Preserve which is being preserved in place to maintain natural drainage through the site. The existing riparian vegetation in the Open Space Preserve will not be impacted and additional riparian plant material will be provided.
2. Integrate new development carefully into existing neighborhoods. Refer to Section 4.3 for specific guidelines relating to infill development.	COMPLIES – The project is integrated with the 38 Degrees North Phase 1 community directly to the north. Similar building types, finishes, landscaping and colors achieve integration. Compliance with Section 4.3 is demonstrated below.
3. For purposes of noise attenuation, early acoustical site planning is encouraged. State law and the General Plan regulate acceptable noise levels for both indoor and outdoor environments. Mitigate noise to stipulated levels. Use the structure of the home to shelter the private yards from noise. Use the building skin to reduce noise within homes to acceptable levels. The use of frontage roads with structures facing Transitional Streets and side-on treatment are all preferable to back-on treatment with walls or fences to block noise. Sound walls should be considered only after all other options have been exhausted.	COMPLIES – Buildings have been located around the periphery of the site to buffer the interior of the community. The Noise and Vibration Assessment performed for the proposed project dated 9/6/2019 requires truck deliveries to occur between 7am and 7pm to mitigate potential noise impacts. Sound walls are not required as part of the Noise and Vibration Assessment. Building skin is primarily masonry siding, which is an excellent noise attenuation product.
4. When sound walls are found to be necessary along a street, locate them a minimum of 25 feet from the edge of the road and provide a significant landscaped buffer. Earth berms are encouraged to minimize the perceived height of the wall. Extend walls between buildings to create pockets of protected common space avoiding long continuous walls for the entire length of a project site.	Not Applicable – No sound walls are required.
5. When existing public amenities such as parks or school playgrounds are in the immediate vicinity, provide pedestrian access to take advantage of these features.	Not Applicable – No public amenities are in the immediate vicinity.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
<b>IIB. – SITE DEVELOPMENT GUIDELINES – NEIGHBORHOOD AND STREET PATTERN</b>	
1. Refer to Section 1.1- Neighborhood Design for more general neighborhood related guidelines.	Not Applicable – Section 1.1 contains guidelines for designing neighborhoods and is not related to the project because it is not a neighborhood.
2. Locate multiple-family units close to the center of a neighborhood in order to place larger numbers of residents close to open space, commercial uses and potential transit stops.	COMPLIES – The project is within close vicinity of the Santa Rosa Marketplace, offering a multitude of commercial uses. The project is also near the Taylor Mountain Park. The project includes a bus stop at the southwest corner of the project site.
3. Integrate multiple-family projects with pedestrian and bicycle circulation systems that extends to neighborhood centers, along creek corridors and to adjacent neighborhoods and shopping districts.	COMPLIES – The project includes public rights-of-way improvements with designated bike lanes. The project includes a pedestrian circulation system that connects to the adjacent neighborhood by way of crosswalks.
4. Integrate multiple-family developments with surrounding neighborhood as opposed to isolating this housing. Include vehicular connections between new projects and adjacent neighborhoods in an indirect pattern. When vehicular connection is not possible to an adjacent street, provide pedestrian and bicycle connections where legally permissible.	COMPLIES – The project is an extension of the Phase 1 community to the north. Vehicular and pedestrian connections are included to connect the two communities. Proposed crosswalks at the southeast and southwest corners of the project site connect with the adjacent neighborhoods. The project includes vehicular connection to Franz Kafka Avenue, Farmers Lane and Petaluma Hill Road.
5. When duplexes, triplexes, or fourplexes are developed within a single family neighborhood, design the buildings to resemble a single family home. Provide individual front doors to each unit and interior stairs. Take design cues from existing single family homes in the neighborhood.	Not Applicable – No duplexes, triplexes or fourplexes proposed.
6. If a multiple-family project is located across the street from a single family neighborhood, orient the buildings to the street with individual entries, patio areas and landscaping facing the single family homes. Parking lot areas, and carports should not be located along these street frontages.	Not Applicable – No single family neighborhoods are located adjacent to the project site. Building 6 has been oriented to the street with patio areas and landscaping facing the single family homes across Petaluma Hill Road.



## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
7. Orient buildings so that the entries to units face on Local or Transitional Streets; it may not be desirable to face entries on Regional Streets.	COMPLIES – Entries to buildings face towards the interior of the project site. Two buildings have entries facing local streets, Farmers Lane and Franz Kafka Avenue.
<b>IIC. – SITE DEVELOPMENT GUIDELINES – SPACE HIERARCHY</b>	
1. Make the distinction between public streets and project common open space clear enough so that residents and non- residents alike can see the distinction.	COMPLIES – There is a clear distinction between public streets and project common open space. This distinction is made by landscaping and a perimeter sidewalk.
2. Locate common facilities such as laundries and play areas so they are clearly intended for the residents and are not public amenities.	COMPLIES – Play areas and other common amenities are located within the interior of the project site; thus, they are clearly sited for the residents.
3. Provide a visual buffer in the form of landscaping, privacy walls or semi-private patios between the interior of dwellings and sidewalks and common open spaces.	COMPLIES – Landscaping at patio areas are designed to create a buffer/screen and create a visual separation from sidewalks and common open spaces.
4. Provide a series of gateways between the public space and the private space.	COMPLIES – Walkways to building entrances and vehicular entries provide a hierarchy between public and private zones for ease of access by residents and guests.
<b>IID. – SITE DEVELOPMENT GUIDELINES – ORIENTATION</b>	
1. Multiple-family developments should be easy to navigate through in a logical, common sense manner. Give thought to how a visitor will enter the site, park the car, if any, and find a particular unit.	COMPLIES – Vehicular circulation has been designed to facilitate ease of navigation into and within the community with minimal dead ends.
2. Provide orientation maps when a development does not follow an easy to comprehend street pattern.	COMPLIES – Site maps/building directories will be provided throughout the community.
3. Clearly identify each building and dwelling unit to assist visitors and emergency respondents.	COMPLIES – Each building will have an illuminated address to assist visitors.
<b>IIE. – SITE DEVELOPMENT GUIDELINES – SECURITY THROUGH DESIGN</b>	
1. Orient dwellings and windows of frequently used rooms (living and dining rooms) to overlook common open space and child play areas.	COMPLIES – Buildings have been oriented to overlook the Open Space Preserve and living/dining rooms are on the exterior edges of each building. Multiple buildings (1, 2, 7 and the clubhouse) have direct visual sightlines to the child play area.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
2. Locate parking areas such that the walk from parking to the dwellings is short and direct.	COMPLIES – Parking areas are located within close proximity to buildings and distributed evenly across the project site.
3. Ensure that the entry to each dwelling is visible from at least one other dwelling.	COMPLIES – Each entry to a dwelling is visible from the entry to the dwelling directly next to it.
4. Limit the height of solid fencing between private yards and common open spaces to 4.5 feet in height. If a six foot fence is desired, the top 18 inches should allow for vision in and out of the yard.	COMPLIES – Ground floor patios will incorporate fencing not to exceed 4.5 feet.
5. Provide semi-private spaces at the entries to units in the form a small sitting area with a low fence, a porch or a balcony.	COMPLIES – Unit entries are located on a common balcony within the internal stairway corridors. Semi-private spaces are also provided in the form of patios or decks (on 2 <sup>nd</sup> and 3 <sup>rd</sup> floor units) at each unit.
6. Locate common open spaces within easy view of relatively close-by housing units so the residents can watch over this space.	COMPLIES – Residential buildings have been located to face the common open space.
7. Design the site so that “shortcut” pedestrian access through the site is discouraged.	COMPLIES – Pedestrian walkways have been designed to discourage shortcuts and to enhance the pedestrian experience. The sidewalks circulate around the buildings. There are no diagonal sidewalks through the project, which prevents “shortcutting”.
8. Avoid outdoor areas that are between or behind buildings, that have little or no surveillance. These spaces with ambiguous “ownership” should be placed within the control of individual units.	COMPLIES – The residential building have units with direct visual connections on all 4 sides; thus, there are not any ‘no-man’s land’ areas.
<b>IIF. – SITE DEVELOPMENT GUIDELINES – OPEN SPACE</b>	
1. Incorporate common open spaces into a site plan as a primary design feature.	COMPLIES – A 2.54-acre Open Space Preserve is provided as the primary design feature in the middle of the site.
2. Provide common useable open space for all multiple-family projects with more than 10 units.	COMPLIES – Multiple common use amenities, including a pool and a tot lot, have been provided.
3. Provide between 70%-80% of the common open space as a landscaped green area or garden, with the remaining area in hardscape.	COMPLIES – The Open Space Preserve functions as the focal landscape element of the community. The pool deck and tot lot provide approximately

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
	2,000 square feet of hardcaped common open space and the landscaped green area are approximately 7,500 square feet, resulting in approximately 79% of the total common open space.
4. Utilize all weather surfacing within the hardscape area such as concrete or pavers and include features to encourage social interaction such as: benches, low walls for sitting, shade structures, a structure for gang mailboxes, a laundry facility.	COMPLIES – All sidewalks are either concrete or pavers, and benches are located along the periphery of the Open Space Preserve to encourage social interaction. The gang mailboxes are located in the resident clubhouse to encourage social interaction.
5. Create a sense of enclosure for the common open space, for example with the dwellings the space serves and/or with low walls or fences, and/or with landscaping such as hedges or trees. The common space should have a parking area bordering no more than one side of the space. A common space should be visible by as many of the dwellings it serves as possible.	COMPLIES – Buildings have been oriented around the Open Space Preserve, creating a sense of enclosure. Additionally, parking is only located along one side of the community clubhouse/pool area and tot lot. The Open Space Preserve is surrounded by 5 out of 9 buildings, making it visible to many of the dwellings.
6. Use landscaping, building placement and fencing to create gateways to a common open space. This creates a distinction between the public realm and the semi-private nature of the open space.	COMPLIES – Landscaping and building orientation direct pedestrians towards the common open space and create a distinction between the public realm and semi-private (balconies and patios) realm.
7. When a multiple-family project exceeds 20, two (or more) bedroom units (unless it is a restricted Senior project), accommodation should be made for a minimum of two common open space areas, one for adults and one for a child play area. Each area should be furnished appropriately for its user group.	COMPLIES – A tot lot is provided as a child play area and the clubhouse pool deck is provided primarily for use by adults. Both will be furnished with appropriately sized furniture for children and adults respectively.
8. When a multiple-family project exceeds 100 units,(unless it is a restricted senior project) accommodation should be made for a minimum of three common open spaces areas, one for adults, one for teenagers, and one for younger children. Each area should be furnished appropriately.	COMPLIES – A tot lot functions as a child play area and the clubhouse pool deck is provided primarily for use by adults. The clubhouse is furnished with gaming chairs and study tables for use primarily by teenagers.
9. Include play equipment for children under the age of five in child play areas. The play area should be visible to as many units as possible to provide casual surveillance.	COMPLIES – The tot lot includes play equipment for children under the age of 5 and is centrally located with

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
Separate the play area from traffic. Provide benches or picnic tables for adults that are accompanying younger children.	benches for seating to provide casual surveillance. A green grass buffer and sidewalk separate the tot lot from internal drive aisles.
10. Include a paved area with basketball hoop and benches in teenager play areas. As a group, teenagers can be noisy. To minimize conflicts avoid locating the teen play area directly adjacent to units, the child play area, or adult open space.	COMPLIES - Teenager use areas are located within the community clubhouse and fitness facility. The walls of the facility will minimize noise and conflicts from the teen use area.
<b>IIG. – SITE DEVELOPMENT GUIDELINES – SEMI-PRIVATE OPEN SPACE</b>	
1. Provide each unit with a minimum of 40 square feet of semi-private open space directly adjacent to the unit. It is not intended for the space to have a privacy (6 foot) wall. The intent is to provide a balcony on units above the ground level and a small patio area on the ground level.	COMPLIES – All units include a patio (on ground floor) or balcony (on 2 <sup>nd</sup> and 3 <sup>rd</sup> floors) exceeding 40 square feet. No patios or balconies will have a privacy (6 foot) wall.
2. These semi-private spaces should feature an open rail, low wall, or hedge or other element that defines the space but permits the resident to have a presence on the street or open space.	COMPLIES – Railings on balconies (42” high) and low fencing at ground floor patios define these semi-private spaces, and permit the residents to have a presence on the Open Space Preserve.
3. These semi-private spaces shall not require noise protection.	COMPLIES – No noise protection is required at semi-private spaces per the Noise and Vibration Assessment.
<b>IIH. – SITE DEVELOPMENT GUIDELINES – PEDESTRIAN CIRCULATION</b>	
1. Locate sidewalks so that they do not violate the privacy of dwellings. When proximity is unavoidable, provide a landscaped buffer.	COMPLIES – Pedestrian circulation has been located away from unit patios to maximize privacy at the units.
2. Provide sidewalks from dwellings to all common facilities such as; laundry, play areas, trash dumpsters, parking, etc.	COMPLIES – Sidewalks are incorporated throughout the project to connect dwellings with common facilities.
3. Locate sidewalks so that adults will walk through common open spaces on the way to common facilities such as laundries.	COMPLIES – Sidewalks are provided to connect buildings with common open spaces and common facilities.
<b>III. – SITE DEVELOPMENT GUIDELINES – LANDSCAPING AND STREET FURNITURE</b>	
1. Water all common areas using an automatic irrigation system.	COMPLIES – An automatic irrigation system will be provided.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
2. Plant street trees no more than 30 feet on center. Refer to section 1.3 (II) B for more information about street trees.	COMPLIES - Care has been taken along the project's streetscapes (Petaluma Hill Road and Franz Kafka Avenue) to incorporate street trees satisfying the City's street tree requirements. Tree selections have been made to unify surrounding urban edges and to provide a structure that both blends with surrounding streetscapes and breaks down the scale of larger buildings to their surroundings appropriately. Spaces between trees have been provided to maintain open view corridors to surrounding natural vistas such as Taylor Mountain.
3. Avoid the use of ivy as a ground cover as it creates a habitat attractive to rats.	COMPLIES – Ivy will not be allowed on the project site.
4. Use landscaping to provide privacy screening.	COMPLIES – Landscaping will be utilized to provide privacy between public, semi-public and semi-private spaces through the use of trees and shrubs.
5. Along public street frontage provide a planter between the curb and sidewalk that is planted with ground cover and street trees. In mixed use and urban settings a contiguous sidewalk with tree wells may be used when on-street parking is adjacent to the sidewalk.	COMPLIES - Parkway strips between curb and sidewalks are provided and planted with street trees and ground cover.
6. Provide a strip of landscaping at least five feet wide at the perimeter of parking areas. Provide shade trees throughout the parking area with at least one tree for each six parking spaces.	COMPLIES – Landscaping strips are provided at the perimeter of parking areas which are or exceed 5' in wide. There are in excess of 55 shade trees meeting the requirement of one tree for every six parking spaces.
7. Consider the use of low masonry walls to contain planting areas at common open spaces. These walls also may find use as informal seating areas.	COMPLIES – The final landscape plans will incorporate low masonry walls for informal seating areas.
8. Provide outdoor seating at the following locations: common open spaces, child play areas, teenage play areas, laundry rooms and along heavily used sidewalks.	COMPLIES – Seating has been provided at the Open Space Preserve, child tot lot, teen clubhouse area and throughout the project in close proximity to the sidewalks. No laundry rooms are provided, as washers/dryers are provided in all units.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
9. Consider providing some picnic tables both for outdoor eating and writing.	COMPLIES – Outdoor tables will be provided on the pool deck.
10. Fencing a. If perimeter project fencing is utilized along public streets, use decorative iron, pre-painted welded steel, or wood picket fencing. b. The use of barbed wire or razor wire at the tops of fences is discouraged. c. Fencing that encloses semi-private patio areas should be consistent with the architecture of the buildings.	COMPLIES – Fencing that encloses the semi-private patios is consistent with the architecture. No perimeter fencing will be provided. No barbed wire or razor wire will be used.
11. Refer to Section 4.1 - Landscaping for general information relating to this topic.	COMPLIES - Compliance with Section 4.1 is documented below.
IIJ. – SITE DEVELOPMENT GUIDELINES – PARKING	
1. Provide for parking in small lots reasonably close to the dwellings they serve and within sight of some of the dwellings. Provide required parking on-site.	COMPLIES – Parking is provided on site and has been distributed in close proximity to buildings and building entries. Parking is within sight of at least 50% of units.
2. Choose shrubs and trees for parking lots and locate them such that the landscaping does not provide hiding places.	COMPLIES – Landscaping has been provided to screen parking areas and the shrubs have been carefully chosen to maintain a low profile to minimize potential hiding places.
3. Clearly identify which spaces are for visitors. Locate these spaces close to the entry of the parking lot so that visitors are not forced to search for spaces.	COMPLIES – Visitor parking spaces will be designated throughout the site and adjacent to residential buildings.
4. Carports and parking areas should be located and/or screened so that headlights do not shine into living areas.	COMPLIES – Parking areas will be landscaped to minimize the potential of headlights shining into living areas.
5. Refer to Section 4.2 - Off -Street Parking, for additional information.	COMPLIES – Compliance with Section 4.2 is documented below.
IIK. – SITE DEVELOPMENT GUIDELINES – LIGHTING	
1. Provide lighting for safety and security at all common areas that have regular night time use.	COMPLIES – All common areas will have adequate lighting for security and night time use purposes.
2. Light should be even, without glare and dark spots.	COMPLIES – Site lighting fixtures will be selected and located to provide even light throughout the community. High performance LED fixtures selected will not produce glare or allow for dark spots.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
3. Provide pedestrian scaled light standards for on-site streets, parking areas and common areas that do not exceed 14 feet in height.	COMPLIES – Light fixtures for on-site streets, parking areas and common areas do not exceed 14 feet in height.
<b>IIL. – SITE DEVELOPMENT GUIDELINES – COMMON FACILITIES AND AMENITIES</b>	
1. Mailboxes a. Consider mail delivery early in the design process. b. In multiple-family developments provide Gang Mailbox Units (GMUs). c. Locate GMUs in sheltered a location with night time lighting to permit mail pickup in inclement weather and at night. Locate GMUs in a location that is centralized and easy to get to for the residents. Consider coordinating with other common facilities such as laundry rooms.	COMPLIES – Gang mailbox units will be provided at the community clubhouse.
2. Laundry Rooms A laundry room should: a. be in a centralized location within view of at least one dwelling; b. include a table for folding laundry, seating and trash receptacles; and c. include two separated entries into the laundry facility.	Not Applicable – A washer and dryer will be provided in each unit.
3. Common Buildings. In larger projects (of more than 100 units) a common building that provides space for meetings is encouraged.	COMPLIES – The project includes a 2-story clubhouse with fitness, lounge, mailroom, restrooms, patio, cardio and yoga space.
4. Refuse Containers a. Four units or less may be served by individual garbage containers. b. When individual garbage cans are used, they must either fit in the garage or into a special enclosure. c. When there are five units or more, provide dumpsters for garbage collection within a special enclosure. d. When dumpsters are to be used, designers should coordinate with the refuse pickup provider to determine the size and number of dumpsters required. A rule of thumb is to allow for between 30 and 90 gallons per unit per week, depending on size of the unit. Pick up is generally once per week. e. Shield all dumpsters within an enclosure a minimum of six feet tall. Allow adequate size to accommodate the needed dumpsters and recycling containers. All enclosures and gates should be detailed to	COMPLIES – The proposed trash management plan approved by the City for Phase 1 will be used for Phase 2. Refer to Project Narrative and Trash Valet Approval letter for proposed trash management.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
<p>withstand heavy use. Provide wheel stops or curbs to prevent dumpsters from banging into walls of enclosure.</p> <p>f. Make allowances within the enclosure for stacking recycling crates (in small projects) and recycling dumpsters (in large projects)</p> <p>g. Locate dumpsters sufficiently far from units to reduce to a minimum problems with offensive odors.</p> <p>h. Provide an opening so that pedestrians can access the dumpsters without opening the large gates.</p> <p>i. Provide lighting at trash enclosures for night time security and use.</p> <p>j. Locate dumpster enclosures so that no dwelling is more than 100 feet from a dumpster.</p>	
<p>5. Storage. Provide outdoor storage units for such items as barbecues, bicycles, big wheels, etc. which otherwise would tend to accumulate on balconies and patio areas. 60 cubic feet of storage volume per dwelling unit should be provided for as a minimum. Storage units should be covered and capable of being locked. They should be constructed of materials similar to that used for the units.</p>	<p>COMPLIES – All units include enclosed storage areas accessible from the patios and exceed 60 cubic feet of storage volume. The storage units are covered and capable of being locked. These units are integrated into the buildings.</p>
<p>6. Outdoor meters, transformers, vents and flues.</p> <p>a. Make allowance for electrical transformer locations. Provide adequate room for the transformers and provide landscaping for screening the transformers.</p> <p>b. Make allowance for gas and electric meters and water heaters. Consider enclosures or rooms for these items to screen them from public view.</p> <p>c. Combine plumbing vents and water heater/ furnace flues to minimize the visual blight frequently seen on rooftops.</p>	<p>COMPLIES – Areas on the project site have been reserved for transformers and meters. Hot water heaters will be located in a mechanical closet at the ends of the buildings. Plumbing vents will be combined for minimal roof penetrations, and no water heaters will vent through the roof. No furnace flues are proposed.</p>
<p>7. General. All site features including; trash enclosures, fencing, light fixtures, mailboxes, laundry and facilities utility screens, should be architecturally compatible with the main structures.</p>	<p>COMPLIES – All site features have been designed by the project Architect and Landscape Architect with a focus on maintaining a consistency with the building architecture.</p>
<p>IIIA. – BUILDING DEVELOPMENT GUIDELINES – FORM AND MATERIALS</p>	
<p>1. Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials, including: horizontal wood, cement fiber and composite siding, vertical wood siding, stucco, wood shingles, real and cultured masonry.</p>	<p>COMPLIES – Building massing is articulated using popouts, insets, siding accents, and color changes. Smooth and lap siding are used to complement each other and provide visual relief across all elevations of the building.</p>



## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
2. When panel siding is used, provide 5/8" thick minimum and the use of battens are encouraged for a board and batt appearance.	COMPLIES – Panel siding will be a minimum 5/8" thick.
3. When wood trim is used, provide nominal 2x material.	Not Applicable – All siding and trim proposed is a fiber cement material for durability.
4. Avoid dressing up fronts of building with higher quality materials and switching to less expensive siding material on the sides and back. Design all four sides of buildings.	COMPLIES – All four sides of buildings utilize the same materials and design principles/elements.
5. Within mixed income developments, provide the same level of detailing and materials on the affordable units as on the market rate units.	Not Applicable – No mixed income units included.
<b>IIIB. – BUILDING DEVELOPMENT GUIDELINES – ENTRANCES</b>	
<b>A. ENTRANCES</b>	
1. Orient the main entrance of each unit, or the building to the street or to a common open area.	COMPLIES – All building entrances are oriented towards public streets, or towards the common open areas/walking paths if not located along a public street.
2. Entries to the units should be clearly identified, protected from the weather and provided with lighting for night time safety and security.	COMPLIES – Unit entries are located within the internal stairwell/breezeways, which include code-required lighting for safety and resident security.
<b>IIIC. – BUILDING DEVELOPMENT GUIDELINES – MASSING/ARTICULATION</b>	
1. Incorporate features such as balconies, cantilevers, dormers, bay windows, patios, entries, accent materials, etc. to provide articulation and interest.	COMPLIES – Buildings include balconies, patios, entries via open air stairwells and changes in massing and articulation to enhance aesthetics and visual interest.
2. Avoid buildings with a massive appearance. Divide buildings into segments that break down the scale.	COMPLIES – Buildings have been designed with multiple planes and horizontal relief to minimize massing and scale. The open air stairwells break the building elevations into segments to further minimize massing.
3. Provide wood trim or stucco surrounds at window and door openings. Windows set in stucco without any trim or surround are discouraged.	COMPLIES – Wood trim surrounds are proposed at window and door openings.
<b>IIID. – BUILDING DEVELOPMENT GUIDELINES – PERSONALIZATION</b>	

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
1. Provide opportunities for residents to add their own touches to the exterior of their units. For example by using planter boxes or hooks for hanging plants and by providing space for a chair and/or bench and potted plants.	COMPLIES – All units have outdoor patios or decks for potted plants and outdoor furniture.
<b>IIIE. – BUILDING DEVELOPMENT GUIDELINES – GARAGES/CARPORTS</b>	
1. Design garages or carports with an architectural treatment that derives from the main buildings in terms of materials, detailing, roof materials and colors.	COMPLIES – Carports are painted to match buildings and blend in seamlessly with the building architecture.
2. Locate garages or carports so as to minimize their impact from the public street. The main buildings should be the dominant visual statement along the public streetscape.	COMPLIES – Carports have been located internally to minimize impact and visibility from public streets. The residential buildings are the largest masses on the project site and serve as the dominant visual statement along the public streetscape.

<b>Section 4.1 – Landscaping</b>	
1. Integrate landscaping into all site development.	COMPLIES - The Preliminary Landscape Plans provide for landscaping of all site development areas including the Open Space Preserve which will receive additional riparian plant material.
2. Provide special attention to incorporation of trees in all landscape design.	COMPLIES - Special attention has been given to match tree species between Phase 1 and Phase 2 of the project, as well as to provide consistent street and interior tree canopy throughout both phases of the project. Smaller species have been specified where adjacent to apartment buildings, with larger species extending to open spaces, streetscapes and project edges.
3. Provide landscaping that exhibits a strong design concept and creates a harmonious composition.	COMPLIES - Landscaping will be consistent throughout both phases of the project, with a decidedly more contemporary approach to interior areas, matching the architectural style. Project edges have been designed to transition to surrounding residential

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
	streetscapes and to harmonize with the adjacent properties.
4. Existing site features should be incorporated into landscape design. Elements such as mature trees, tree groupings, and rock outcroppings should be considered as principal features of any landscape plan. Trees considered to be an important part of a property or a neighborhood's history should be identified and incorporated in proposed site plans.	COMPLIES – The Open Space Preserve, a 2.54-acre area with vegetation and drainage will be left in its natural state except the installation of additional riparian plant material.
5. Landscaping incorporated in a development should reflect or improve on the landscaping already present in the neighborhood.	COMPLIES - Landscaping will be consistent throughout both phases of the project, with a decidedly more contemporary approach to interior areas, matching the architectural style.
6. Select landscape materials and plants that are appropriate in scale and function to the locations in which they are placed.	COMPLIES – Landscaping has been designed to screen and soften larger building elevations and provide buffering and transition at project edges. The size of each plant at maturity has been taken into account to provide adequate scale for the locations at which they are planted.
7. Unless special circumstances exist, provide perimeter landscaping that will create a buffer and provide a screen between development and adjacent properties. This perimeter strip should be comprised of a planting strip of at least five feet in width.	COMPLIES – Perimeter landscape strips are designed to meet or exceed a 5' width. Perimeter landscaping creates a buffer/screen from adjacent properties through the use of various trees and shrubs.
8. Utilize planting areas to break up large expanses of paving, to visually separate masses of parked cars, and to provide a shade canopy . These planting areas within paved areas should be a minimum of 5' wide. Refer to Section 4.2 for additional information.	COMPLIES - Planting areas are designed to create a buffer/screen from adjacent properties and create a visual separation between parking lots and building. Compliance with Section 4.2 is demonstrated below.
9. Consider pedestrian circulation when locating planting areas and avoid locating planting areas where they can become a barrier to pedestrians.	COMPLIES – Planting areas are located to ensure they don't create barriers to pedestrian circulation.
10. Select planting materials that are appropriate for local climatic conditions and historic continuity.	COMPLIES – Selected plant materials are appropriate for local climatic conditions and historic continuity. Plants selection includes locally sourced and many native species.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
11. Rely on native species for riparian areas and hillside conditions.	COMPLIES - Native species have been selected for use within (and directly adjacent to) the Open Space Preserve.
12. Maintainability is an important consideration in landscape design. To this end care should be taken to ensure that plants are selected which, at maturity, do not outgrow their planting site. Other factors to be considered include exposure, microclimate, soil condition and type, irrigation to be used, and the impact of plantings on pedestrian traffic.	COMPLIES - Care has been taken to account for varying exposures and mature sizes of all proposed plant material, especially within interior landscape areas. The Landscape Architect has considered exposure, microclimate, soil condition and type, irrigation to be used and the impact of plantings on pedestrian traffic in the design of the Preliminary Landscape Plan and palette.
13. Automatically controlled irrigation systems with multiple programs and repeat start times, are required.	COMPLIES – An automatically controlled irrigation system will be designed to City code requirements with multiple programs and repeat start times.
14. Refer to the Appendix for Santa Rosa’s Water Efficient Landscape Policy. The following is a summary of some of the most important provisions: a. On most projects, turfgrass is limited to no more than 40% of the landscaped area, and can not be planted on slopes greater than 10% or in areas less than eight feet wide. b. Other plants should be low water users when established and be well suited to our climate. c. Irrigation systems must have separate circuits for different plant types and microclimates, and must not overspray or runoff the irrigated area when operating. d. Soil conditioning with organic amendments and much is required.	COMPLIES - The Preliminary Landscape Plan satisfies Santa Rosa’s Water Efficient Landscape Policy.
15. Refer to Section 1.3(II)B for Street Tree requirements.	COMPLIES - Care has been taken along Phase 2 streetscapes (Petaluma Hill Road and Franz Kafka Avenue) to incorporate street trees satisfying the City’s street tree requirements. Tree selections have been made in both cases to help unify surrounding urban edges and provide a structure that both blends surrounding streetscapes and breaks down the scale of larger

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
	buildings to their surroundings appropriately. Spaces between trees have been provided to maintain open view corridors to surrounding natural vistas such as Taylor Mountain.

<b>Section 4.2 – Off-Street Parking</b>	
<b>A. GENERAL CRITERIA – SURFACE LOTS</b>	
1. Design parking areas to facilitate the movement of vehicles in and out, to avoid difficult turning maneuvers, and to reduce the possibility of accidents to vehicles and pedestrians.	COMPLIES – Parking areas have been designed to facilitate convenient movement of vehicles in and out of the project site to reduce the possibility of accidents.
2. Do not locate parking stalls adjacent to vehicular entrances and exits where vehicles entering and exiting the parking space will be in conflicts with vehicles entering and exiting the parking lot. Provide a minimum of 15 feet behind the sidewalk to the first parking space. If there is no sidewalk, provide 25' to the face of curb.	COMPLIES – No parking stalls have been located at the entrances or in conflict with other vehicle movements. A minimum of 15 feet is held between back of sidewalk and first parking space. In the condition where there is no sidewalk, a minimum of 25' is provided from face of curb to first parking space.
3. Provide clearly defined pedestrian pathways from public sidewalks, bus stops and on-street parking spaces, through parking lots, to the building entries.	COMPLIES – Pedestrian circulation throughout the site and to the adjacent bus stop and public sidewalks is clearly defined.
4. Include a pedestrian corridor or sidewalk through the parking lot at large retail shopping centers.	Not Applicable – Not a large retail shopping center.
5. Pave all parking areas with hard surfaces. Alternatives to concrete and asphaltic concrete include approved assemblies that permit water to penetrate while maintaining support for vehicles in winter months, such as paver stones and turf blocks.	COMPLIES – All parking areas will be paved with hard surface. Water permeable pavement is planned for the sidewalks and meets code.
6. Provide for bicycle parking.	COMPLIES – Code requires 26 bicycle parking spaces, and 26 bicycle parking spaces are provided.
<b>B. LANDSCAPING – SURFACE LOTS</b>	
1. Landscape parking lots with shade trees to provide a canopy over the parked cars and reduce solar heat gain in the summer. The City's preference is for "orchard" style	COMPLIES – Parking lots are landscaped with shade trees to provide a canopy over parked cars and reduce solar heat gain in the summer. Orchard

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
planting, typically a minimum of one tree should be planted for every five parking spaces.	style planting is utilized with approximately 55 shade trees (one for every five parking spaces).
2. When a parking lot abuts a public street, provide a landscaped planter strip. This planter strip should be no less than 15 feet wide (from the back of sidewalk or street curb to the parking lot paving, whichever is greater.)	COMPLIES – Planters are no less than 15' wide (from back of curb) which is greater than from back sidewalk along Franz Kafka Avenue. No parking lots abut Petaluma Hill Road or Farmers Lane.
3. Screen parked cars from public street frontage. Screening may be of landscaping, a planted earth berm, planted fencing, or some combination of the above. The screening should be to a height of not less than 4 feet above the adjacent sidewalk (or curb if there is no sidewalk) to obscure the greater portion of each parked vehicle.	COMPLIES – Landscaping will meet the requirements to screen parked cars from public street frontage. Screening will be provided in the form of various plants and shrubs which, at maturity will reach a height of not less than 4 feet above adjacent curb/sidewalk.
4. Protect parking lot landscape areas with concrete curbing, bollards, or other approved devices.	COMPLIES – All parking lots will utilize concrete curbing.
5. Provide a planter strips at least seven feet wide along the perimeter of parking lots to accommodate two feet of vehicle overhang and five feet of landscaping.	COMPLIES – All planter strips are at least 7' wide around the perimeter of parking lots.
6. When a landscape island of a certain dimension is called for, it shall mean the width of the planting medium. For example, a five foot planter would be five feet to the inside face of a concrete curb or sidewalk.	COMPLIES – Planter strip measurements included as part of the proposed project are calculated from inside face of curb/sidewalk.
7. Locate trees to clear bumper overhangs and also to be clear of car doors when the latter is opened. The canopy of the tree should be kept pruned sufficiently high (7 feet minimum) to avoid damage to the trees and to allow free pedestrian movement.	COMPLIES – Trees will be located to clear bumper overhangs and car doors when opened. Tree canopies will be trimmed by a contracted landscape maintenance team to maintain a 7' height minimum.
C. PARKING STRUCTURES	Not Applicable – No parking structure proposed.

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
<b>Section 4.3 – Infill Development</b>	
1. Integrate new development carefully into existing neighborhoods with respect to scale, level of detailing, use of materials, landscaping, and other characteristics of the neighborhood.	COMPLIES – The project is designed to complement the adjacent Phase 1 and surrounding land uses. Scale, materials, level of detailing and landscaping is consistent with adjacent residential projects including Phase 1 directly to the north and Tierra Springs Apartments across Petaluma Hill Road.
2. Where Santa Rosa’s General Plan calls for a change or an intensification in land use new development should consider the character of the surrounding neighborhood or district, particularly at the edges adjacent to existing development.	Not Applicable – The project is consistent with the existing land use called for by the General Plan.
3. At edge conditions of infill avoid placing structures and elements which adversely affect adjacent residents. For example, avoid placing the following directly adjacent to residences: a. trash enclosures, which are both smelly and noisy; b. large structures which block sunlight; and c. living spaces with second and third story windows that permit residents to look directly into neighbors yards.	COMPLIES – The project provides adequate spacing of trash enclosures from units by placing them across drive aisles. The project does not block sunlight for any neighbors, as demonstrated by the shadow study contained as part of the proposed project. Street trees and roadways minimize the living spaces that directly into neighbors’ yards.
4. In addition to what is discussed in #3 above, design infill development at its edges to: a. approximate the scale and mass of adjacent existing residences; b. include buildings which are detailed and articulated on at least the side facing adjacent existing residences (and preferably on all four sides). Long blank back or side walls are undesirable; and c. avoid blocking significant views.	COMPLIES – The project matches the scale and mass of the adjacent Phase 1 project. The buildings are detailed and articulated on all four sides and have no long blank back or side walls. The project buildings are situated to avoid blocking views of Taylor Mountain.
5. Mitigate noise generated by infill projects through placement of buildings and sound barriers as needed. Refer to Chapter “17-16 Noise” of the City Code for noise limits.	COMPLIES – The Noise and Vibration Assessment (dated 9/6/2019) determined that no sounds barriers are required to meet city code for noise limits.
6. For larger infill projects that have frontage on more than one street, locate vehicular entries to provide connection to adjacent residential neighborhoods, but design circulation to encourage the majority of traffic to	COMPLIES – Primary entrances and exits are provided on Petaluma Hill Road and Farmers Lane. Secondary entrances are provided on Franz Kafka

## 38 Degrees North Phase 2 – Compliance with City of Santa Rosa Design Guidelines, Cont.

DESIGN GUIDELINE	COMPLIANCE
utilize the larger street, minimizing the traffic impact on the residential neighborhood.	Avenue to minimize traffic as well as meet fire and life safety requirements.
7. Utilize shielded light fixtures to minimize on-site light straying beyond a project boundary. Hours of operation should be considered as well.	COMPLIES – Project site lighting is designed to only illuminate project and not cast stray light beyond project boundaries.
8. If a multi-family project is located across the street from a single family neighborhood, design the buildings to relate to the street with individual entries, patio areas and landscaping facing the single family homes. Parking lot areas, carports, etc. should not be located along these street frontages.	Not Applicable – No single family neighborhoods are located adjacent to the project site. Building 6 has been oriented to the street with patio areas and landscaping facing the single family homes across Petaluma Hill Road.
9. When adding a duplex, triplex or fourplex to an existing single family neighborhood, design the new structure to have the “look” of a single family home so as to enhance its compatibility.	Not Applicable – No duplexes, triplexes or fourplexes are proposed.