
MAJOR DESIGN REVIEW 38 DEGREES NORTH, PHASE 2

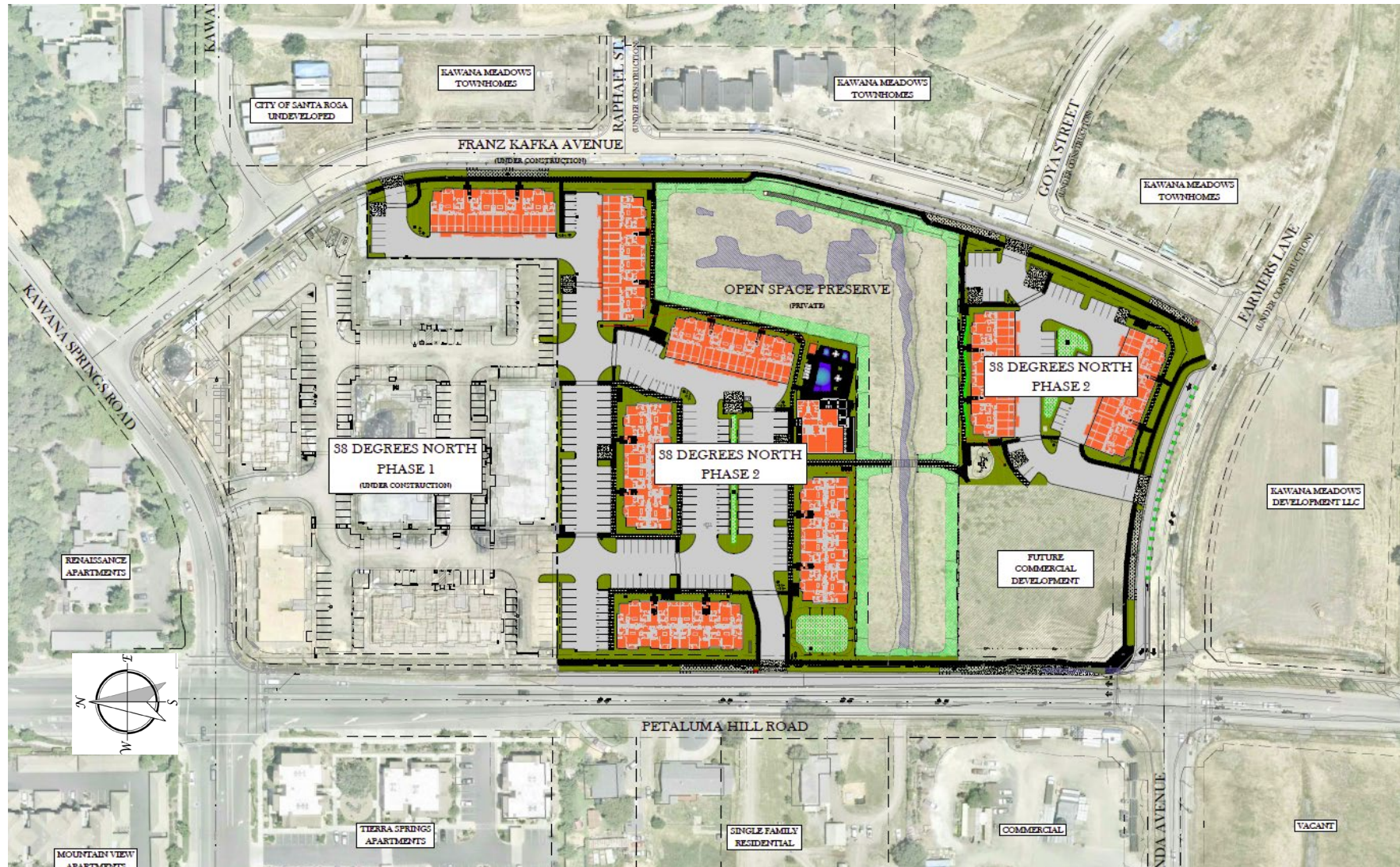
CITY OF SANTA ROSA

AUGUST 20, 2020

AGENDA

- Meeting Overview
- Project Overview
 - Project Site
 - Application History
- Project Design
 - Architecture and Landscape Designs
 - Building Design Guidance from Preliminary Design Review Meeting

PROJECT SITE PLAN — PHASE I AND PHASE 2



PROJECT OVERVIEW – APPLICATION HISTORY

- March 21, 2019 – Application Submitted
- July 17, 2019 – Neighborhood Meeting
- July 18, 2019 – Concept Design Review Meeting
- February 2020 – Notice of Application mailed
- February 5, 2020 – Project application complete
- March 17, 2020 – City of Santa Rosa began Covid-19 Shelter In Place
- June 11, 2020 – Notice of Availability for public review and Intent To Adopt a Mitigated Negative Declaration mailed/posted

ARCHITECTURE RENDERINGS — SOUTH ELEVATION OF BLDG 7 AND CLUBHOUSE /FITNESS FACILITY



ARCHITECTURE RENDERINGS — SOUTH ELEVATION OF BUILDING 7



ARCHITECTURAL RENDERINGS — SOUTH ELEVATION OF BUILDING 7



ARCHITECTURAL RENDERINGS — SOUTH ELEVATION OF CLUBHOUSE/FITNESS FACILITY



ARCHITECTURAL RENDERINGS — EAST ELEVATION OF CLUBHOUSE/FITNESS FACILITY



ARCHITECTURAL RENDERINGS — WEST ELEVATION OF BUILDING 8



BUILDING DESIGN GUIDANCE FROM PRELIM DESIGN REVIEW MEETING

COMMENT	RESPONSE
Will we be providing air conditioning and will we filter the air as there is a cattle feedlot to the south.	The project features in-unit ductless air-conditioning systems without specialized filters. Perceptible odors are anticipated to be an infrequent occurrence owing to prevailing wind patterns.
Details on access to Petaluma Hill Road.	Access onto Petaluma Hill Road is a full movement access point. A center median access lane provides for dedicated vehicular ingress and egress.
Natural wood look exterior cladding is proposed as tile but we should consider a fiber cement product. Recommendation not to use porcelain tile.	Fiber cement board has been incorporated and will maintain a natural wood look. Porcelain tile has been removed from proposed list of finish materials.
FROM PUBLIC INPUT: Neighbors are concerned about the viewshed towards Taylor Mountain and shadows from the proposed buildings across Petaluma Hill Road. They are also concerned about the traffic along Petaluma Hill Road.	Viewshed: A viewshed study was prepared in response to the concerns expressed. The study revealed the proposed project will not cast shadows on neighboring properties. Project is consistent with City's development regulation governing building height. Traffic: Project will have less than significant impact to the circulation system.
Recommendation to add more natural light to living rooms.	We increased glazing by adding a one light single door and a 3 light picture window, increasing total glazing by approximately 20%.

BUILDING DESIGN GUIDANCE FROM PRELIM DESIGN REVIEW MEETING (CONT)

COMMENT	RESPONSE
Recommendation to add walkways up to edge of the Open Space Preserve.	The proposed walkway placement strikes a balance between providing reasonable pedestrian access to enjoy this natural feature while maintaining adequate separation to ensure continued preservation of the Preserve.
Clubhouse could use more outdoor space.	Outdoor space includes a pool/spa/chaise lounge deck space, exterior fitness/work-out patio, a second story deck from the yoga studio and a covered patio outside of the lounge. Additionally, shared amenities that exist within Phase 1 to the north, including a dog park, tot lot, a second resident clubhouse with pool and pool deck and resident garden.
Consider relocating tot lot to a more central location.	A tot lot exists in Phase 1 and is accessible to any resident located north of the open space preserve. Similarly, a tot lot is provided for residents located south of the open space preserve.
Suggested relocating access to Franz Kafka to southside of Building 3.	Relocating access to Franz Kafka was considered. However, moving the access point as suggested would conflict with Raphael Street on the east side of Franz Kafka. Therefore, the driveway to Franz Kafka remains unchanged.
Suggested adding windows to garage doors so you can manage storage in garages.	Windows have been incorporated into the garages.

PHASE I AND PHASE 2 SHARED AMENITIES



SOLAR SHADE STUDY



VIEWSHED STUDY



ELEVATIONS – TYPICAL FOR 20 PLEX



FRONT



RIGHT



REAR



LEFT

ELEVATIONS – TYPICAL FOR 24 PLEX



FRONT



RIGHT



REAR



LEFT

ELEVATIONS – CLUBHOUSE/FITNESS FACILITY



FRONT



RIGHT



REAR

CLUBHOUSE



LEFT



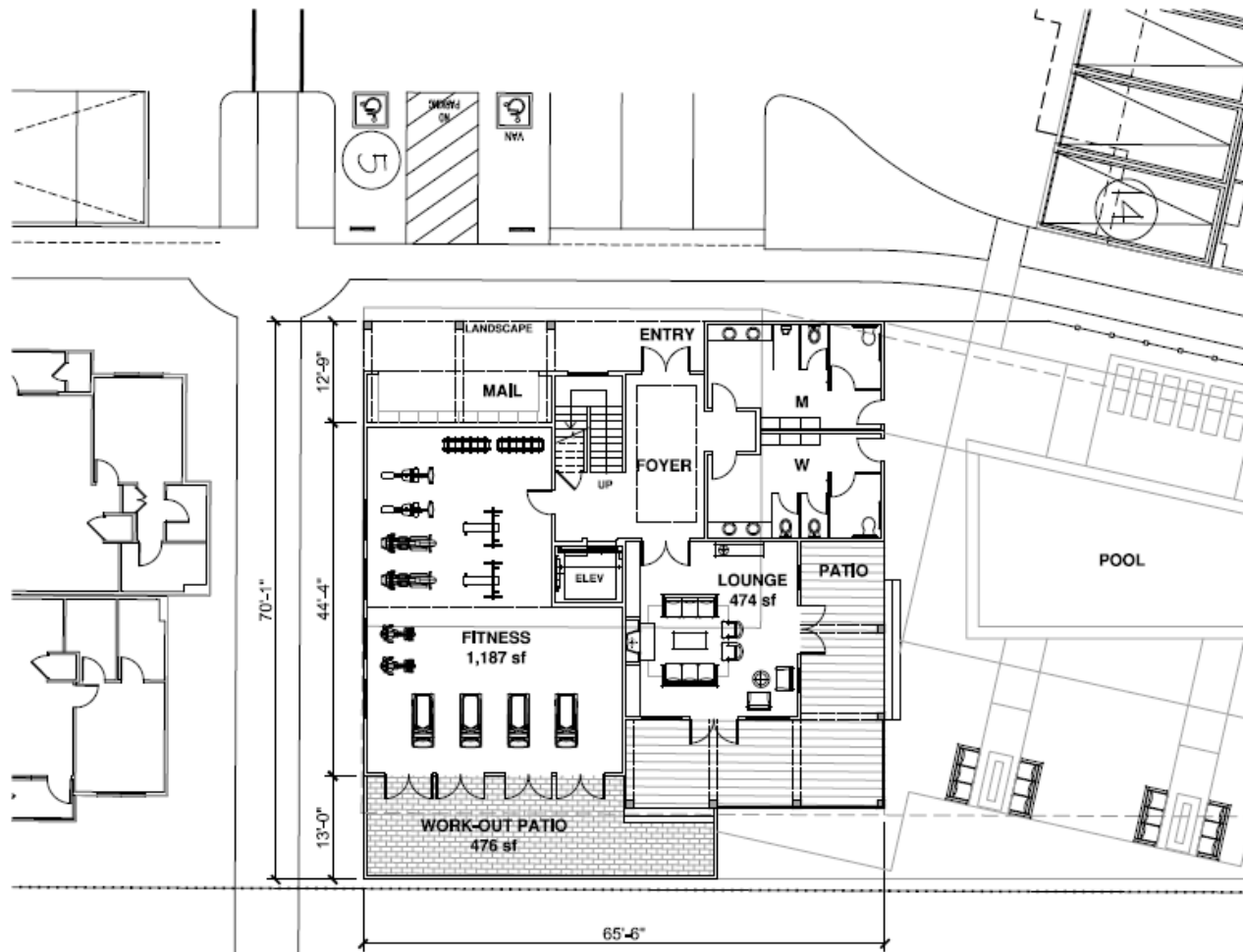
PHASE I APPROVED ELEVATIONS



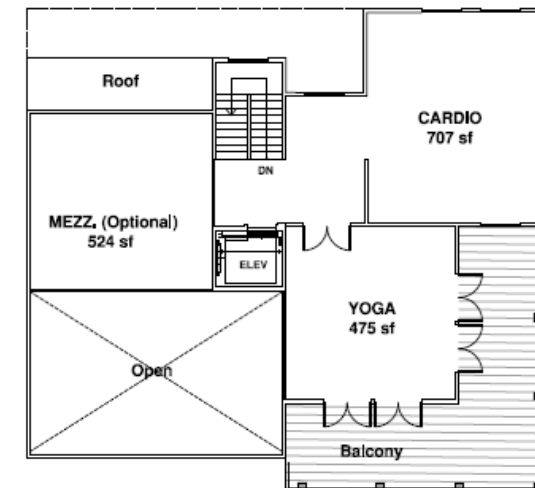
FRONT ELEVATION



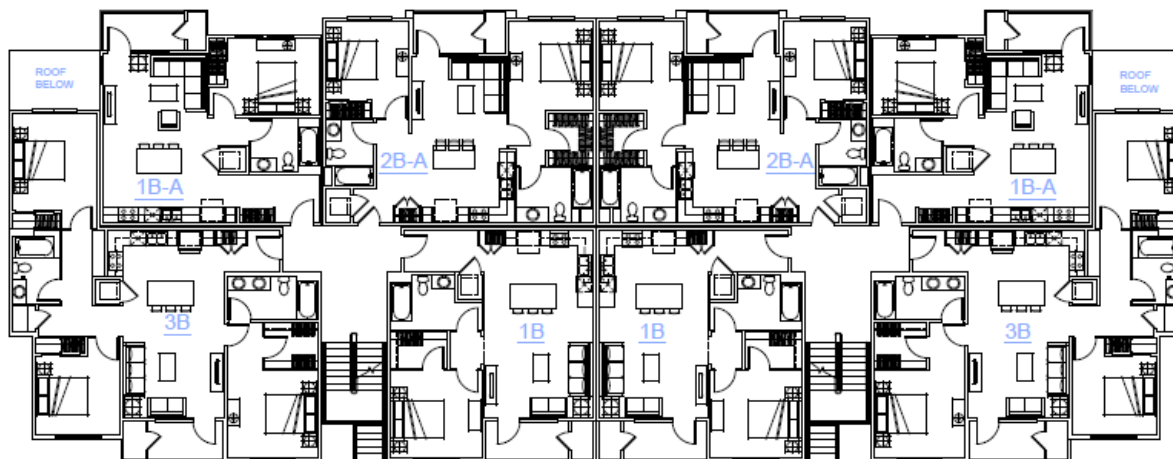
FLOORPLANS - CLUBHOUSE



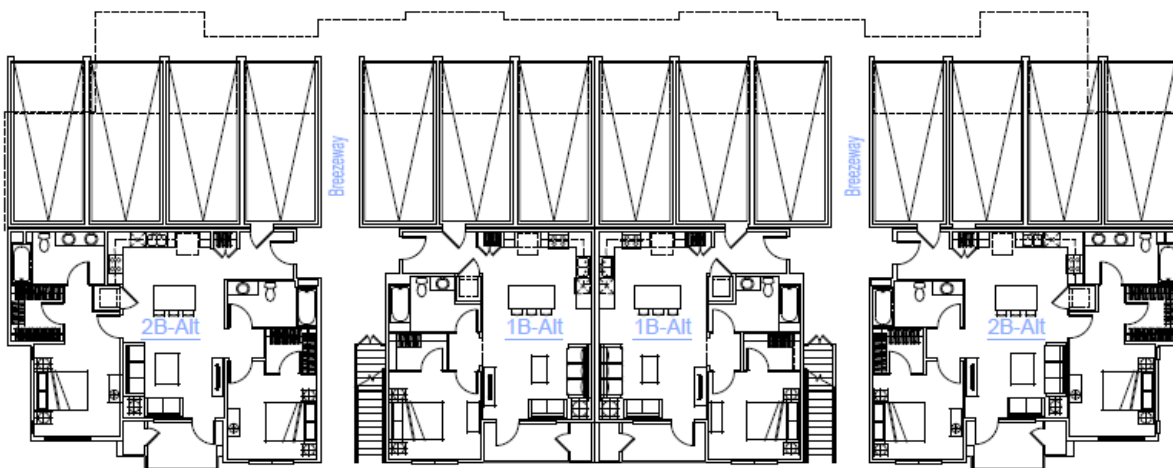
OPEN SPACE
PRESERVE



FLOORPLANS – TYPICAL 20 PLEX



2ND FLOOR
SCALE : 1/8" = 1'-0"



GROUND FLOOR
SCALE : 1/8" = 1'-0"

20 PLEX

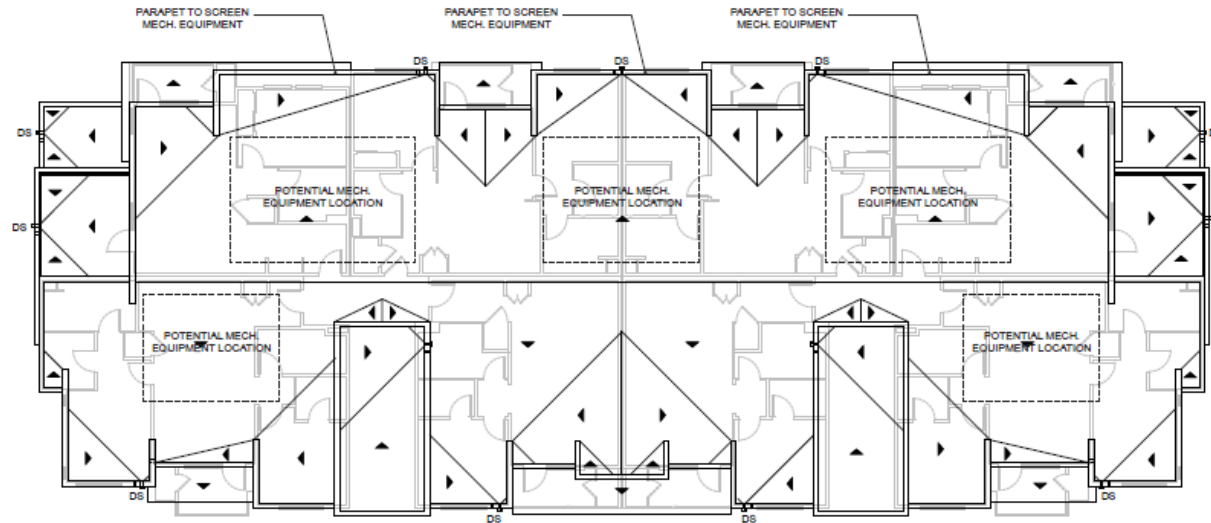
MIX BY UNIT TYPE

1Bedrooms	10
2Bedrooms	8
3Bedrooms	2

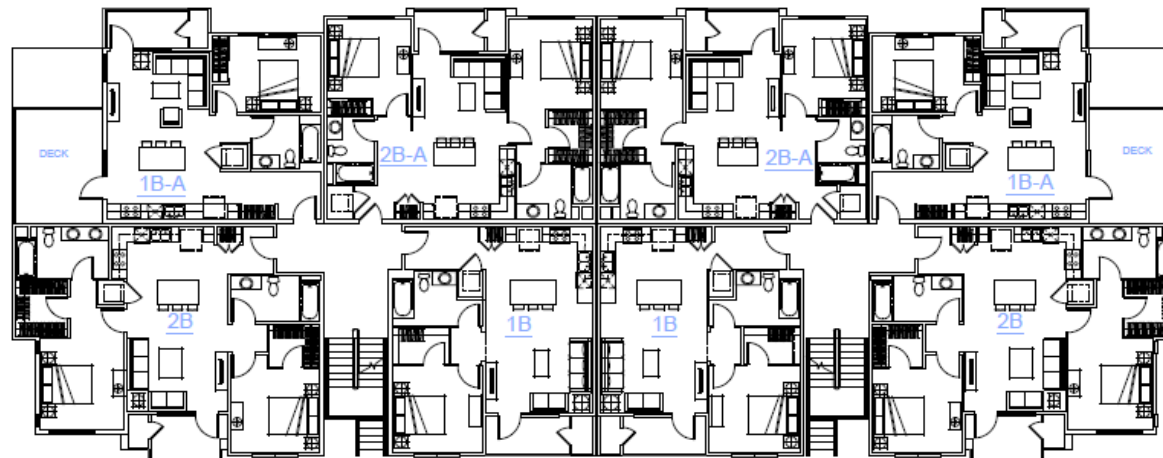
1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B-A	1073 SF	(Balcony 70 SF)
3B	1259 SF	(Balcony 70 SF)

PROVIDED PARKING: 14 stalls

FLOORPLANS – TYPICAL 20 PLEX (CONT)

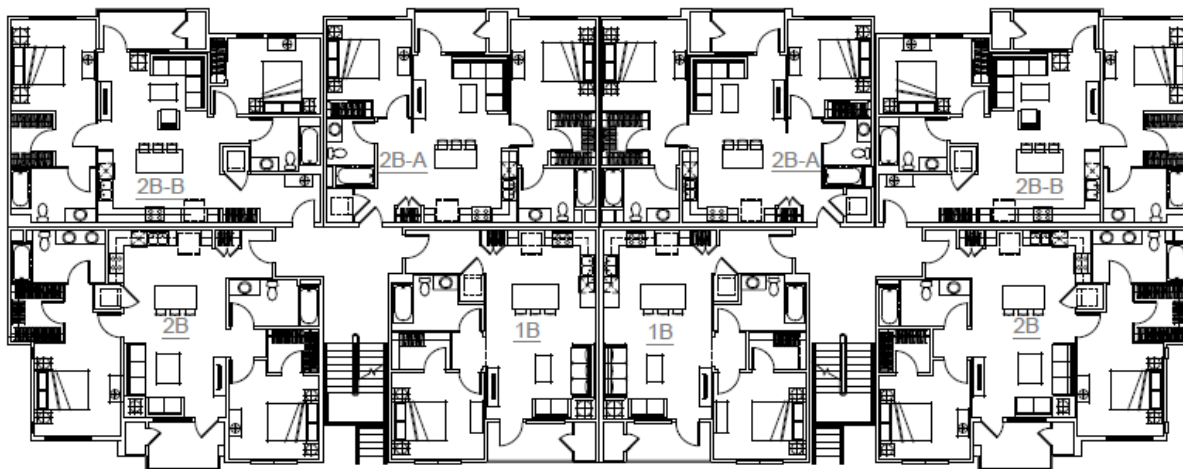


ROOF PLAN
SCALE : 1/8" = 1'-0"

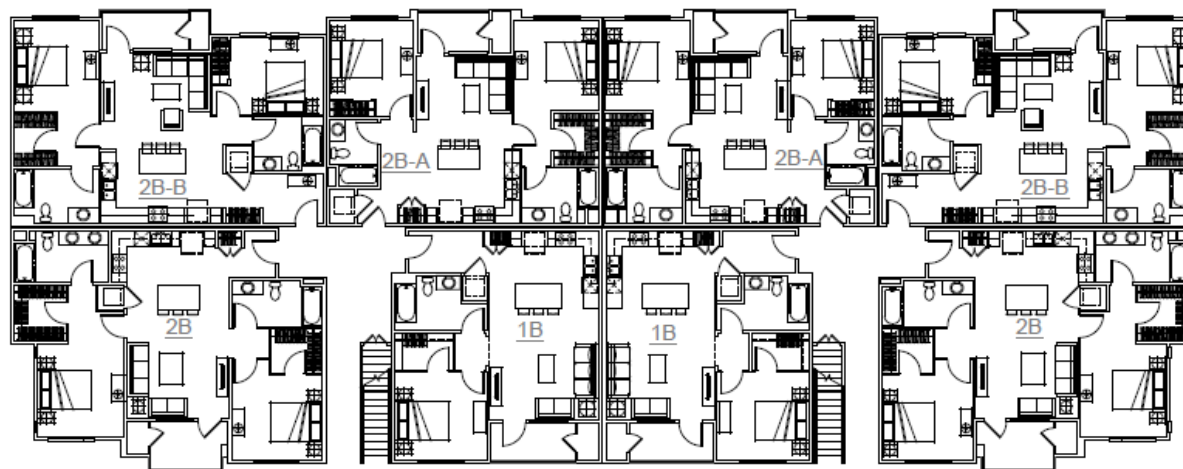


3RD FLOOR
SCALE : 1/8" = 1'-0"

FLOORPLANS – TYPICAL 24 PLEX



2ND FLOOR
SCALE : 1/8" = 1'-0"

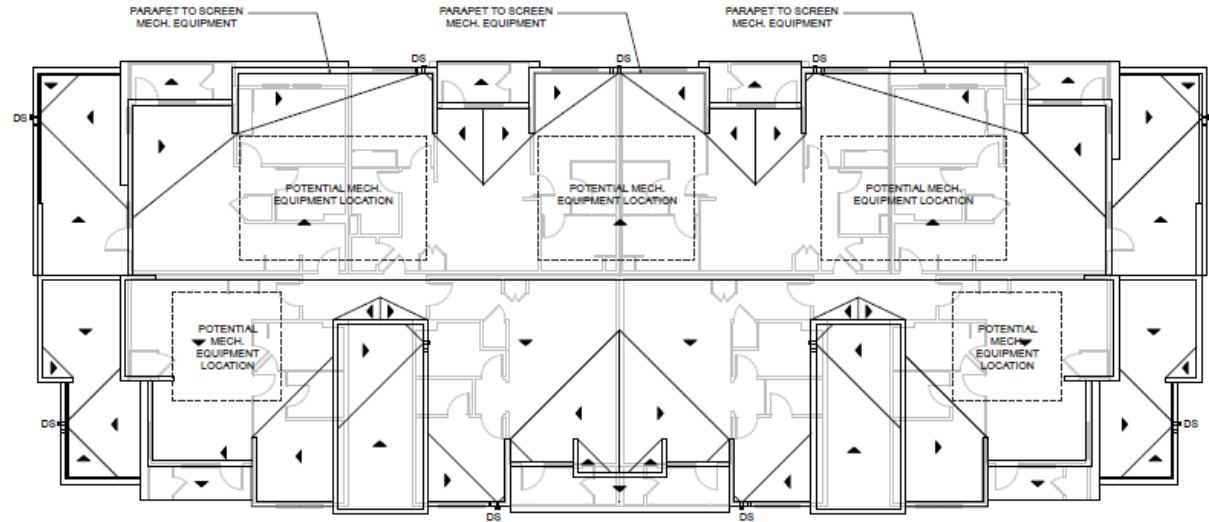


GROUND FLOOR
SCALE : 1/8" = 1'-0"

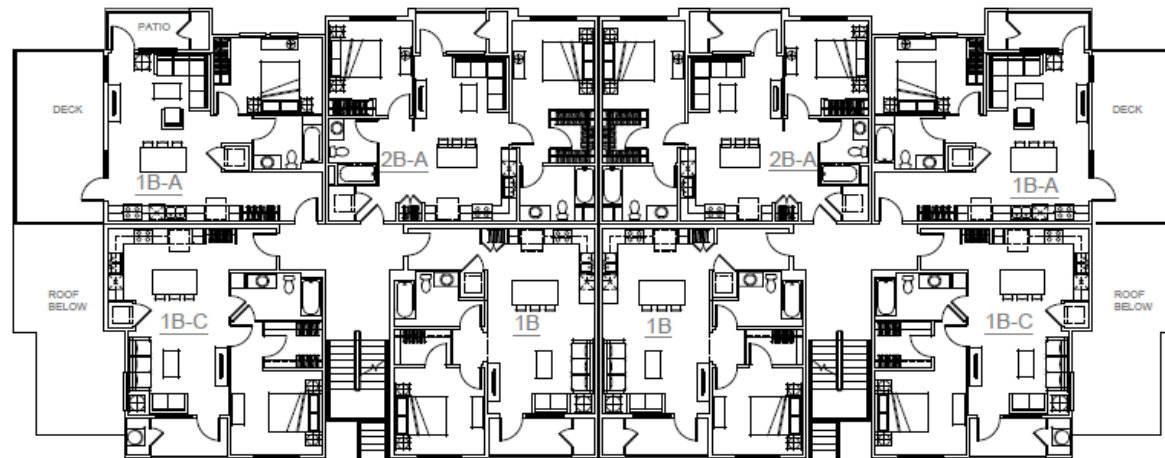
24 PLEX MIX BY UNIT TYPE

1Bedrooms	10	
2Bedrooms	14	
1B/1B_Alt	754 SF	(Balcony 76 SF)
1B-A/1B-A_Alt	702 SF	(Balcony 73 SF)
2B-A/2B-A_Alt	930 SF	(Balcony 65 SF)
2B	1073 SF	(Balcony 70 SF)
2B-B	1029 SF	(Balcony 73 SF)

FLOORPLANS – TYPICAL 24 PLEX (CONT)



ROOF PLAN
SCALE : 1/8" = 1'-0"



3RD FLOOR
SCALE : 1/8" = 1'-0"