

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR JOINT CULTURAL HERITAGE BOARD AND
DESIGN REVIEW BOARD CONCEPT REVIEW

September 16, 2020

PROJECT TITLE

SMART Site Village Residential
Development – Phase 1

APPLICANT

Cornerstone Properties

ADDRESS/LOCATION

34 W 6th St.
2 4th St.

PROPERTY OWNER

Sonoma-Marin Area Rail Transit District
Sonoma-Marin Area Rail Transit District

ASSESSOR'S PARCEL NUMBER

010-166-003
010-171-019

FILE NUMBER

PRJ20-013 (LMA20-007 and DR20-034)

PROJECT SITE ZONING

TV-M-H-SA

GENERAL PLAN DESIGNATION

Transit Village Mixed Use

APPLICATION DATE

July 15, 2020

APPLICATION COMPLETION DATE

July 30, 2020

PROJECT PLANNER

Andrew Trippel, City Planner

RECOMMENDATION

Provide comments

Proposal

Proposed future infill development of a portion of the multi-parcel, 5.4-acre SMART Site. Phase 1 development (2.36 acres) proposes a 6-story, residential mixed-use building consisting of 110 market-rate studio, one-, and two-bedroom apartments with 10% of units reserved for income-qualified households. Public amenity spaces would include potential uses such as fitness center with outdoor swimming pool and open space/play area.

On- and off-site vehicle parking is proposed, and the applicant will work with [TransForm](#), a Bay Area nonprofit organization that promotes walkable communities with excellent transportation choices, to provide GreenTRIP Certification for the project and help craft alternative transportation strategies, including a potential car-share program, to reduce vehicle use and parking requirements.

The SMART Site master plan envisions a series of predominantly residential buildings with ground floor community and retail spaces sited and designed to respond to the Railroad Square

and West End Preservation Districts, as well as the historic Cannery Building. A new public street at the site's western boundary would connect W 6th and W 3rd streets and a public promenade would establish a future pedestrian connection between 4th Street/Downtown Santa Rosa Station and the Santa Rosa Creek Greenway.

Planning Review and Entitlement Requirements

The project site is zoned TV-M-H-SA, and it is within the Downtown Station Area Priority Development Area boundary. Consistent with division policy, the project would be reviewed under the regulations and guidelines in effect at the time that required Planning entitlement applications are submitted.

Land Use - *Multi-Family Dwelling* land use is a permitted use in the TV-M zoning district with a Minor Conditional Use Permit required when proposed on the ground floor. The current minimum parking requirement is 1.5 reserved spaces per unit.

Design Review – In accordance with the Resilient City Development Measures (Zoning Code [Chapter 20-16](#)) and in accordance with [Section 20-58.060\(C\)\(3\)](#), any project of 5,000 square feet or larger within the -H combining district requires:

- Concept review conducted by the CHB prior to application submittal. The purpose of the concept review is for the CHB to identify for the applicant the character defining elements of the historic district and adjacent neighborhood. Concept Design Review by the Design Review Board is optional.
- Preliminary Design Review to be conducted in a joint meeting of the DRB and CHB. This review will focus on how successfully project design integrates with the historic district and neighborhood. The character defining elements identified by the CHB in concept review will be used as evaluation criteria. Joint preliminary Design Review will continue until consensus on project design is reached between the two boards.
- Final Design Review will be by the DRB.

Pre-application Requirements

Neighborhood Meeting – The proposed project is a discretionary project, requires a public hearing, and may affect a residential neighborhood; therefore, a Neighborhood Meeting will be required prior to submittal of discretionary entitlement applications [[§20-50.050\(A\)\(1\)](#)]. A Neighborhood Meeting has not been scheduled.

Concept Review - Concept Review by the Cultural Heritage Board is required (see above).

ATTACHMENTS

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| Attachment 1 | Disclosure Form |
| Attachment 2 | Location Map |
| Attachment 3 | Project Information and Plan Set dated received by the City on July 15, 2020 |

CONTACT

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