

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD

**September 17, 2020**

**PROJECT TITLE**

556 Ross Street

**APPLICANT**

Cornerstone Properties

**ADDRESS/LOCATION**

556 Ross St.

**PROPERTY OWNER**

CPSA – Mendocino LLC

**ASSESSOR'S PARCEL NUMBER**

010-044-015

**FILE NUMBER**

DR20-036

**PROJECT SITE ZONING**

CD-10-SA

**GENERAL PLAN DESIGNATION**

Retail and Business Services

**APPLICATION DATE**

July 16, 2020

**APPLICATION COMPLETION DATE**

July 30, 2020

**PROJECT PLANNER**

Andrew Trippel, City Planner

**RECOMMENDATION**

Provide comments

**Proposal**

Proposed future infill development of an 8-story, mixed-use building comprised of partial ground floor commercial space and 109 residential units consisting of "affordable by design" studio, one- and two-bedroom apartments with 10% of 10% of units reserved for income-qualified households. Private indoor and outdoor amenity spaces include a resident lounge, fitness center, an outdoor courtyard, and a rooftop deck.

A ground floor public amenity space would connect to a proposed Ross Street Promenade that would feature expanded outdoor patio seating for Brickyard Center, sidewalk dining and gathering spaces, and an art and performance venue. The promenade would include an EVA connection from Mendocino Avenue to B Street but restrict pass-through vehicle traffic.

Some on-site vehicle parking would be provided through vehicle stackers, and a car-share program is proposed for residents. The applicant would 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 to reduce vehicle use and parking requirements.

## **Planning Review and Entitlement Requirements**

The project site is zoned CD-10-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** - Prior to adoption of Resilient City Development Measures (Zoning Code [Chapter 20-16](#)), proposed *Multi-Family Dwelling* land uses in Downtown Commercial (CD) zoning districts required an approved Minor Conditional Use Permit. In accordance with [Section 20-16.060 Reduced review authority for certain uses](#), *Multi-Family Dwelling* is a permitted use within CD zoning districts. The current minimum parking requirement is one (1) reserved space per unit.

**Design Review** - Prior to adoption of Resilient City Development Measures (Zoning Code [Chapter 20-16](#)), Major Design Review was required for any project 10,000 square feet or greater and Concept Design Review was optional. In accordance with [Section 20-16.070 Modifications to the Design Review process](#), Design Review approval for new development projects located within one of the City's Priority Development Areas or within the General Plan Downtown core boundary is delegated to the Zoning Administrator, through the Minor Design Review process.

## **Pre-application Requirements**

**Neighborhood Meeting** – Pursuant to Section 20-16.070(A)(3), a pre-application Neighborhood Meeting is required prior to submittal of an application for Design Review by the Zoning Administrator. A Neighborhood Meeting has not been scheduled.

**Concept Design Review** - Prior to submittal of an application for Design Review by the Zoning Administrator, Concept Design Review by the Design Review Board is required for new developments and major remodels involving 10,000 sq ft or more in total floor area.

## **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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