

SMART Site Village Residential Development

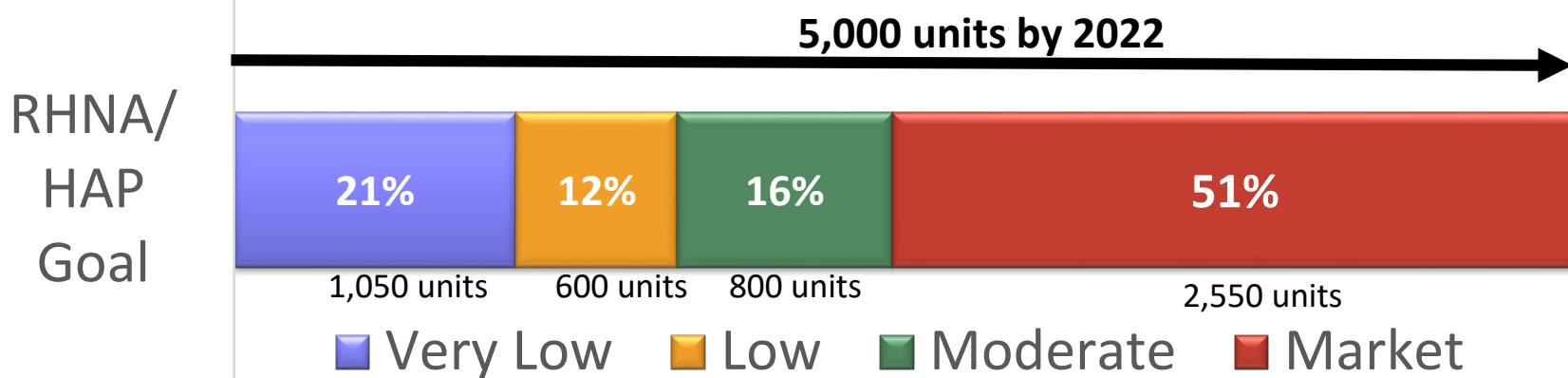
Phase 1

34 W. 6th and 2 4th Streets

September 16, 2020

Adam Ross
City Planner
Planning and Economic Development

Housing Action Plan



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

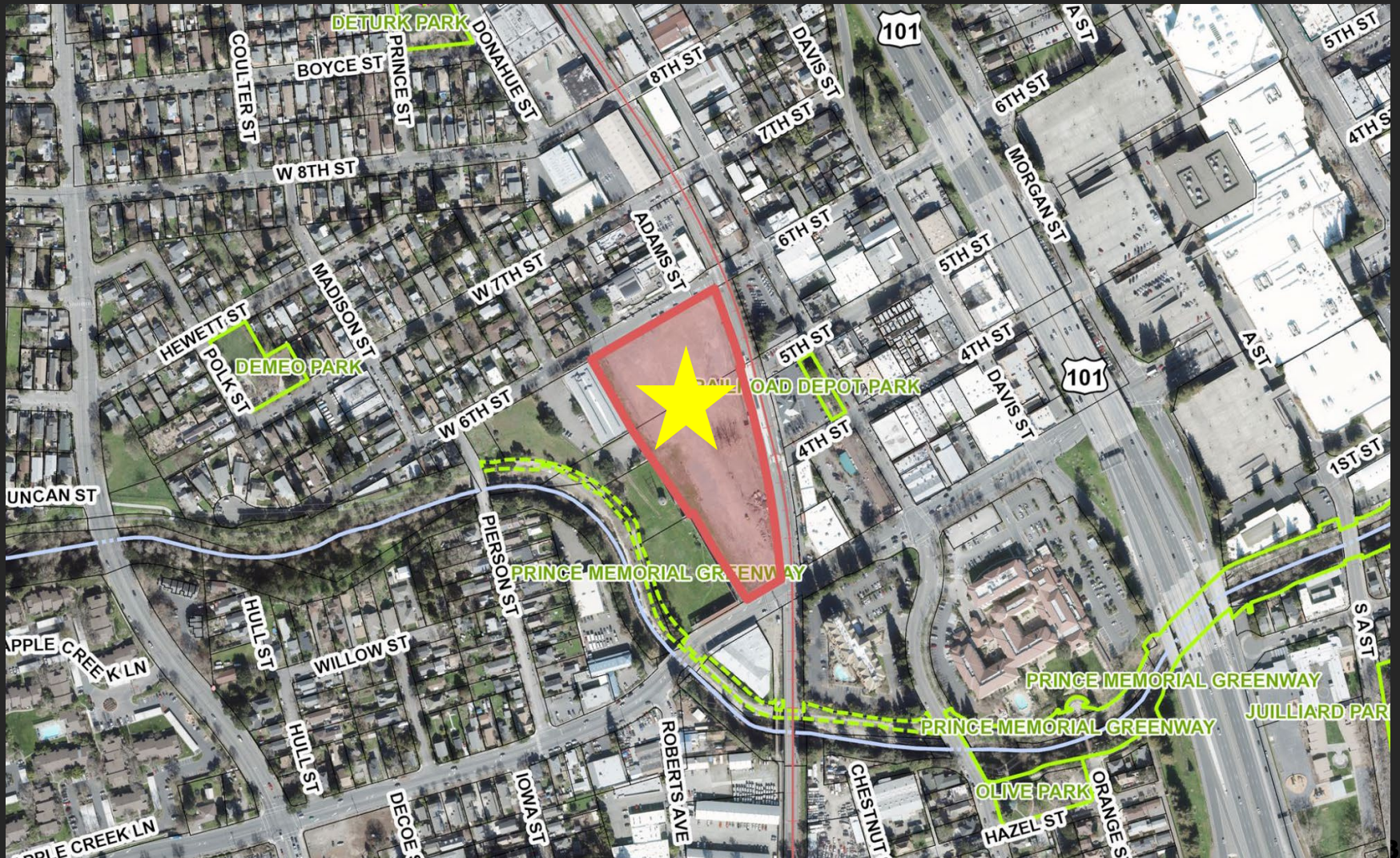
SMART Site Village Phase 1: Total 110 units

Market:
99 Units (3.8% of goal)

Income Qualified:
11 Units (0.4% of goal)

Project Location

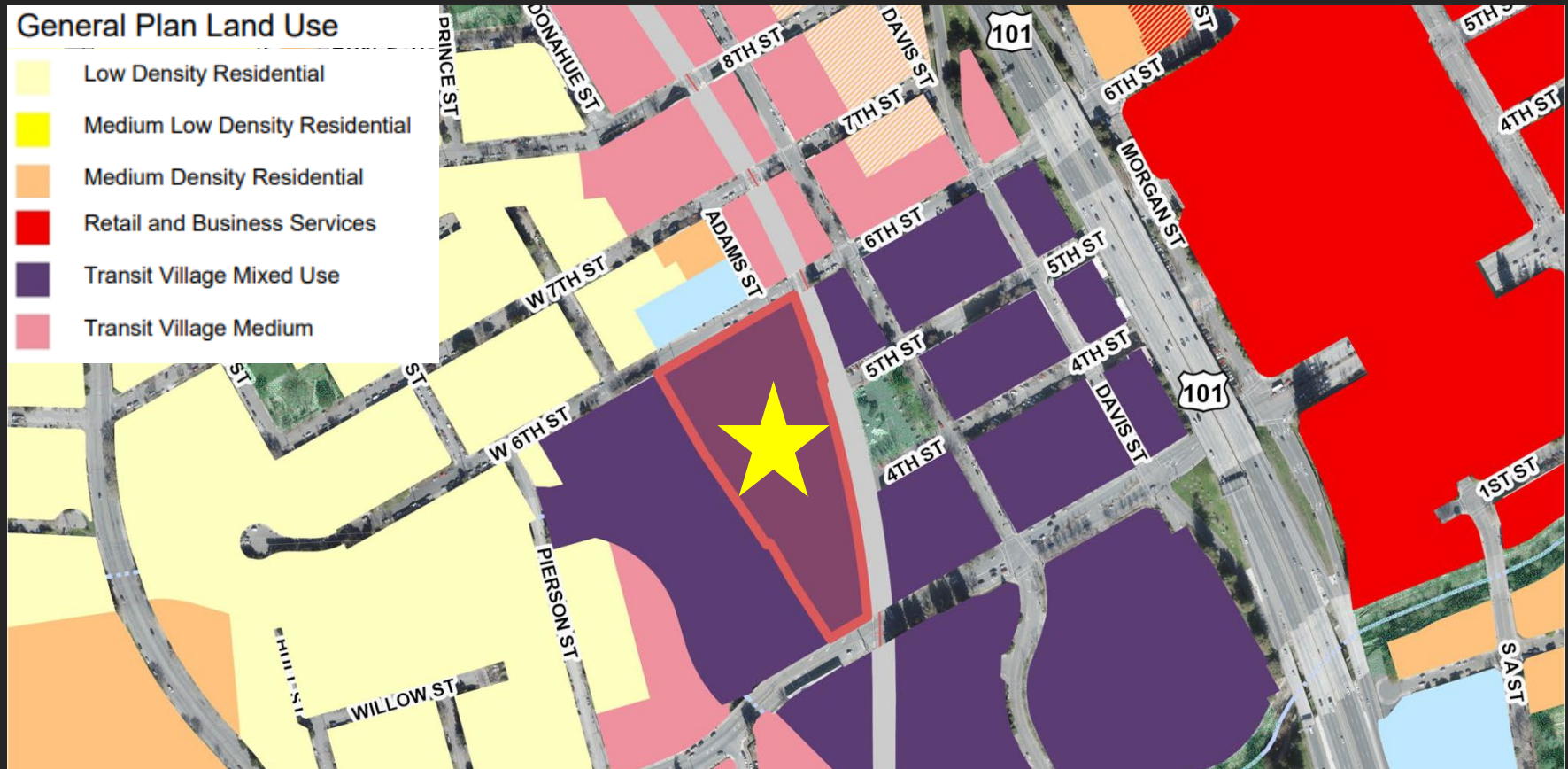
34 W 6th and 2 4th Streets



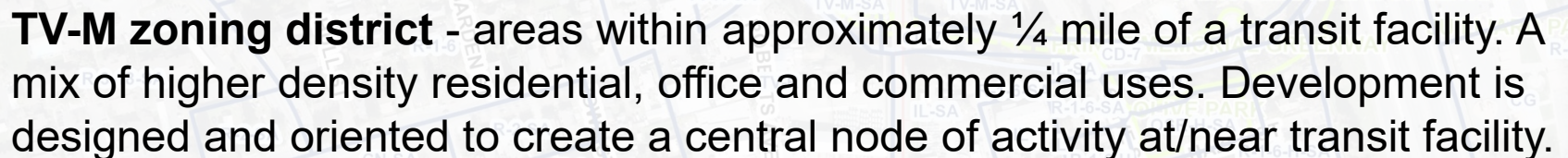


General Plan Land Use

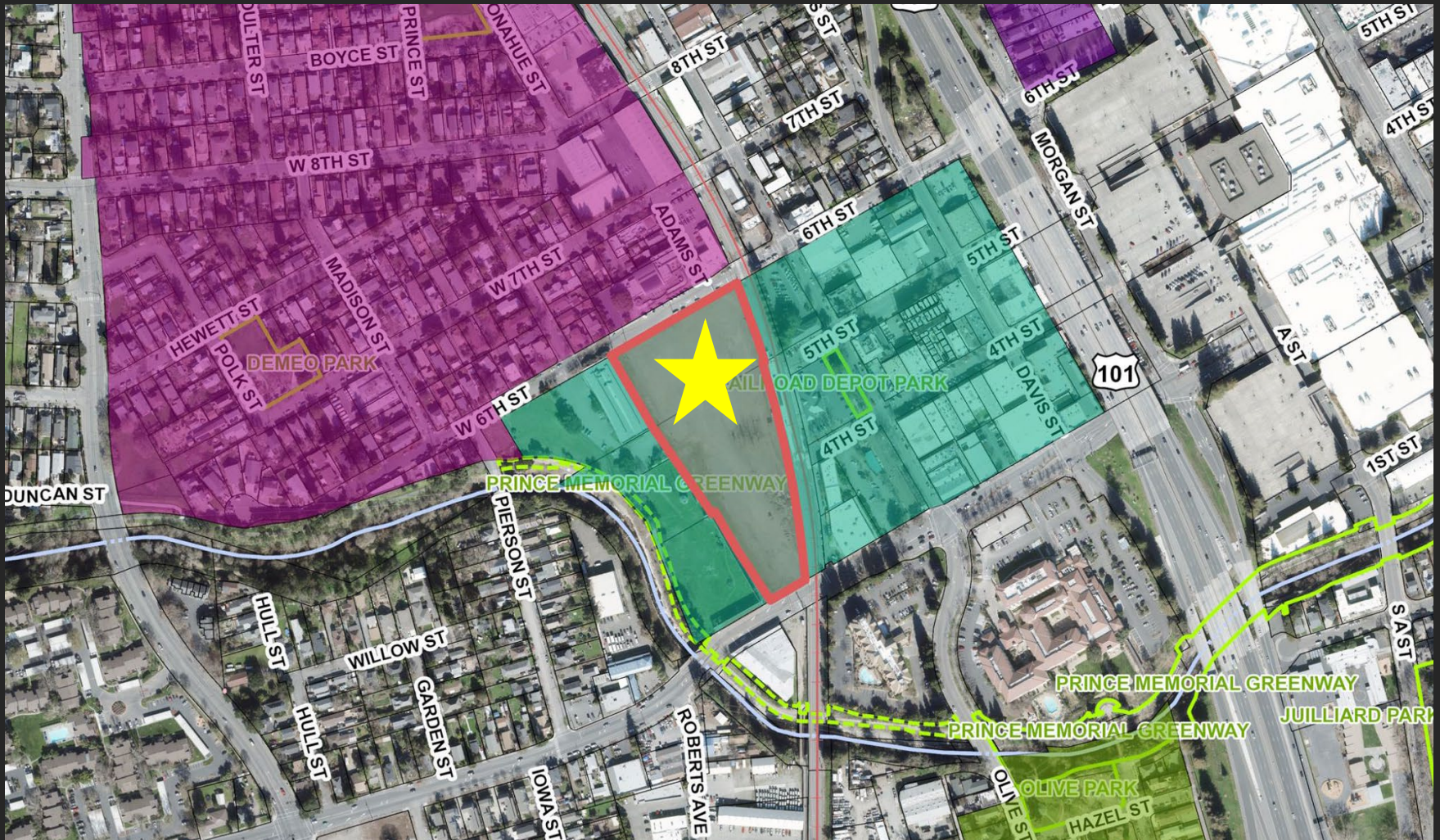
Transit Village Mixed Use



Transit Village Mixed Use – Well-integrated mix of higher intensity residential, office and commercial uses. Development is designed and oriented to create a central node of activity at/near transit facility. Minimum density = 40 units/acre.



Historic (-H) combining district Railroad Square Preservation District



Essential Project Characteristics

General (CG) Commercial Zoning District

Development Standards	Zoning Code	Project Data
Lot Size	None required	2.3 acres of a 5.4-acre site
Residential Density	40 units/ac, minimum	47 units/acre
Setbacks	Front = 80% @ property line Side (Int./Corner) = 0 feet Rear = 0 feet	Front = 80% @ property line Side (Int./Corner) = Rear =
Lot Coverage	100%	< 100%
Height Limit	5 stories for properties north of 3rd Street (4). All new development must be a minimum of 2 stories.	6 stories
Parking	110 vehicle spaces 28 bicycle spaces	75 vehicle spaces 110 bicycle spaces (1/unit)

Required Entitlements

- Minor Conditional Use Permit
 - Ground floor residential use
- Concept Review
- Major Landmark Alteration Permit
- Joint CHB-DRB Preliminary Design Review
- Final Design Review by DRB

Other Regulations

- § 20-10.050(E) Effect of Zoning Code changes on projects in progress.
- § 21-02.110 Affordable Housing Incentives

Adam Ross

City Planner, Planning and Economic Development

ARoss@srcity.org

(707) 543-4705