

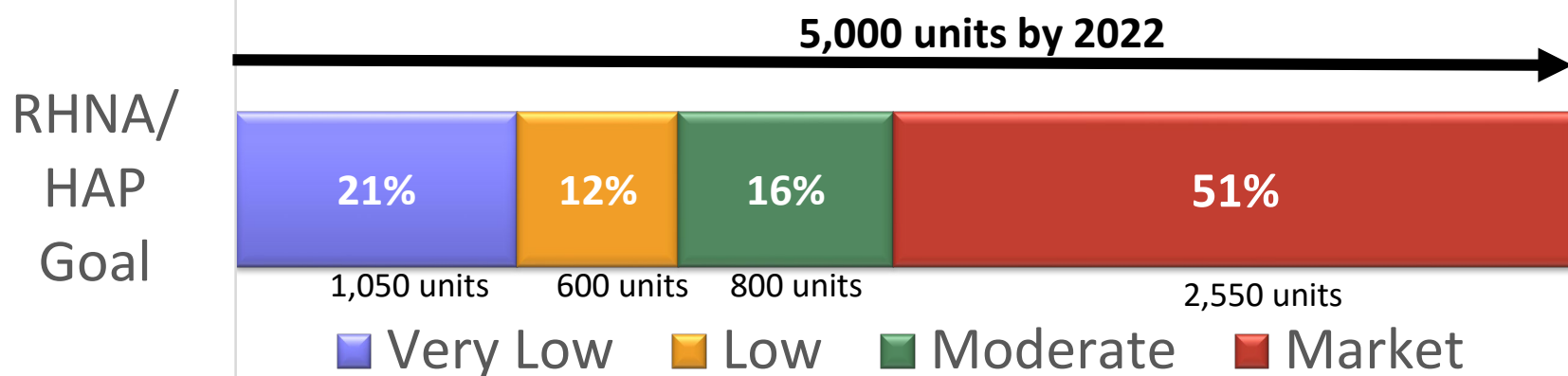
556 Ross Street

556 Ross St.

September 17, 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)

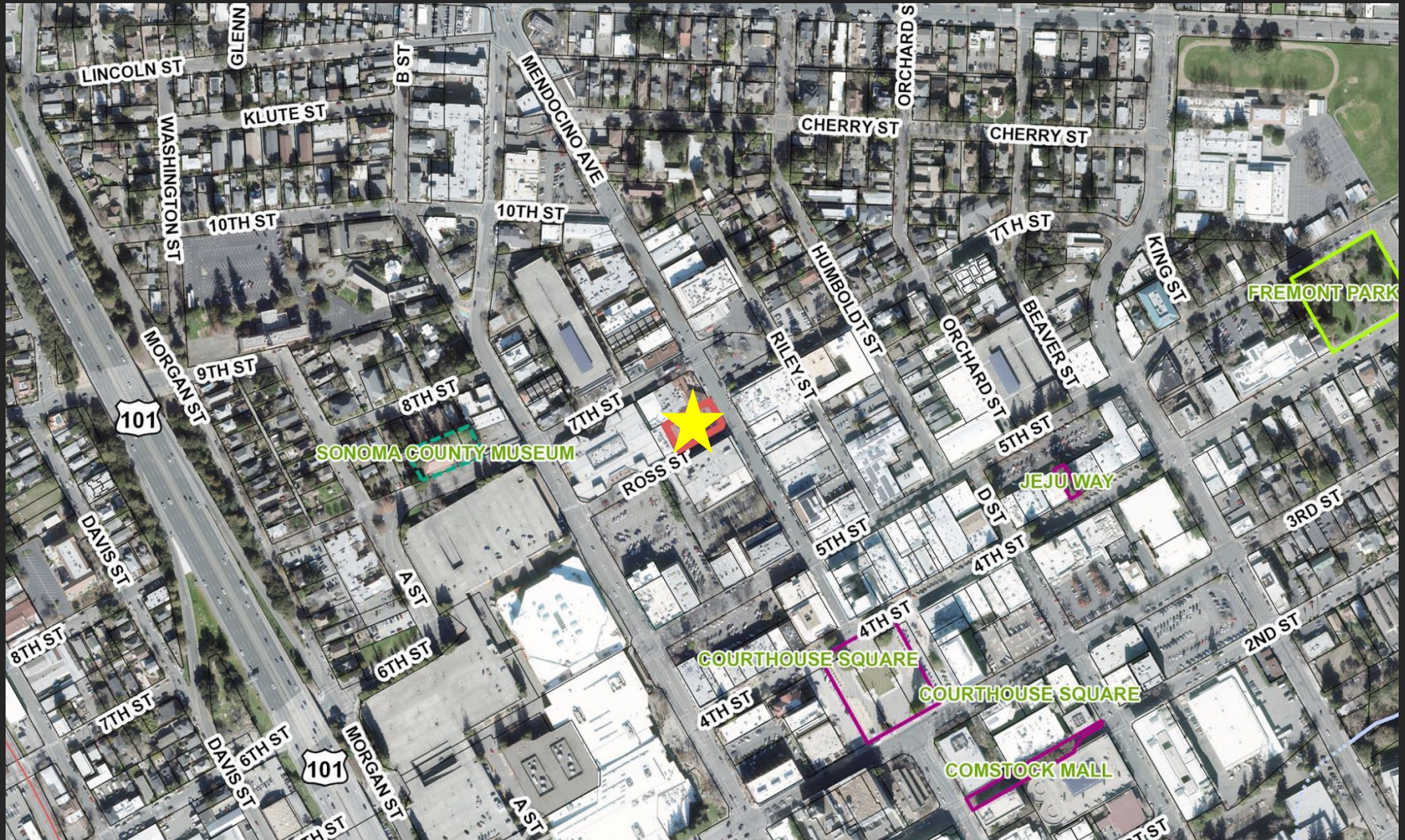
SMART Site Village Phase 1: Total 110 units

Market:
98 Units (3.8% of goal)

Income Qualified:
11 Units (0.4% of goal)

Project Location

556 Ross St.



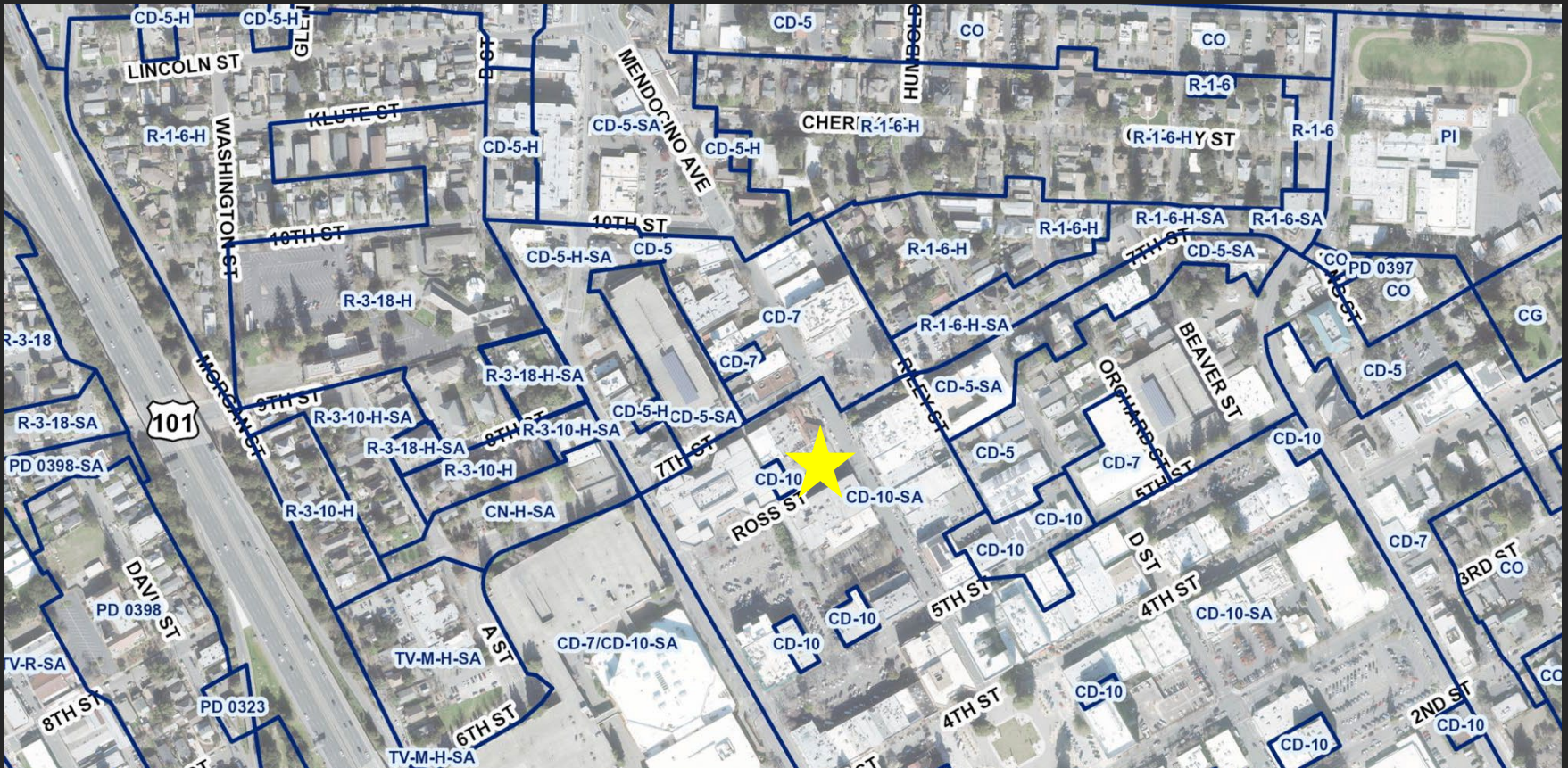


General Plan Land Use Retail & Business Services



Current Zoning

CD-10-SA



CD-10-SA zoning district - provides for a mixture of ground-floor pedestrian-oriented shops, restaurants, and other office and commercial uses. Residential units may be either a freestanding project or incorporated into mixed use.

Essential Project Characteristics

Downtown Commercial (CD-10) Zoning District

Development Standards	Zoning Code	Project Data
Lot Size	None required	12,722 sf
Residential Density	No maximum	109 units
Setbacks	Front = None allowed Side (Corner) = Same as front Side (Int.) = None (5' adjacent to a residential zone or use) Rear = None (5' adjacent to a residential zone or use)	Front = None Side (Int./Corner) = None Rear = None
Lot Coverage	100%	< 100%
Height Limit	10 stories to a max of 150 ft	8 stories / 98 ft to top of roof
Parking	1 reserved space per unit 28 bicycle spaces	11 vehicle spaces 109 bicycle spaces (1/unit)

Required Entitlements

- Concept Review by Design Review Board
- Minor Design Review
- Final Design Review by Planning Staff

Other Regulations

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

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