

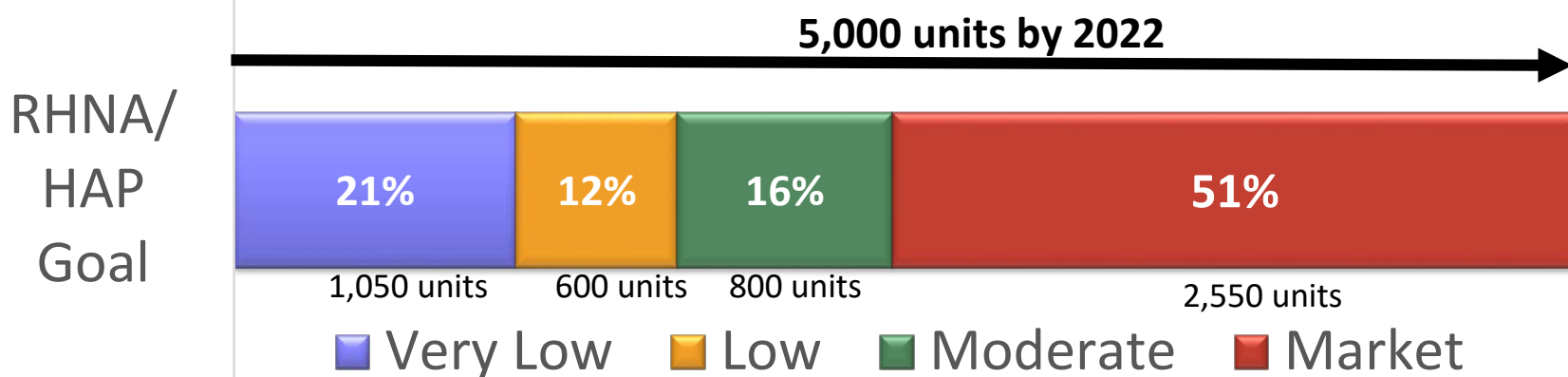
1 SANTA ROSA AVENUE

1 Santa Rosa Ave.

September 23, 2020

Andrew Trippel
Acting Supervising Planner – Current Planning
Planning and Economic Development

Housing Action Plan



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

1 Santa Rosa Avenue: Total 120 units



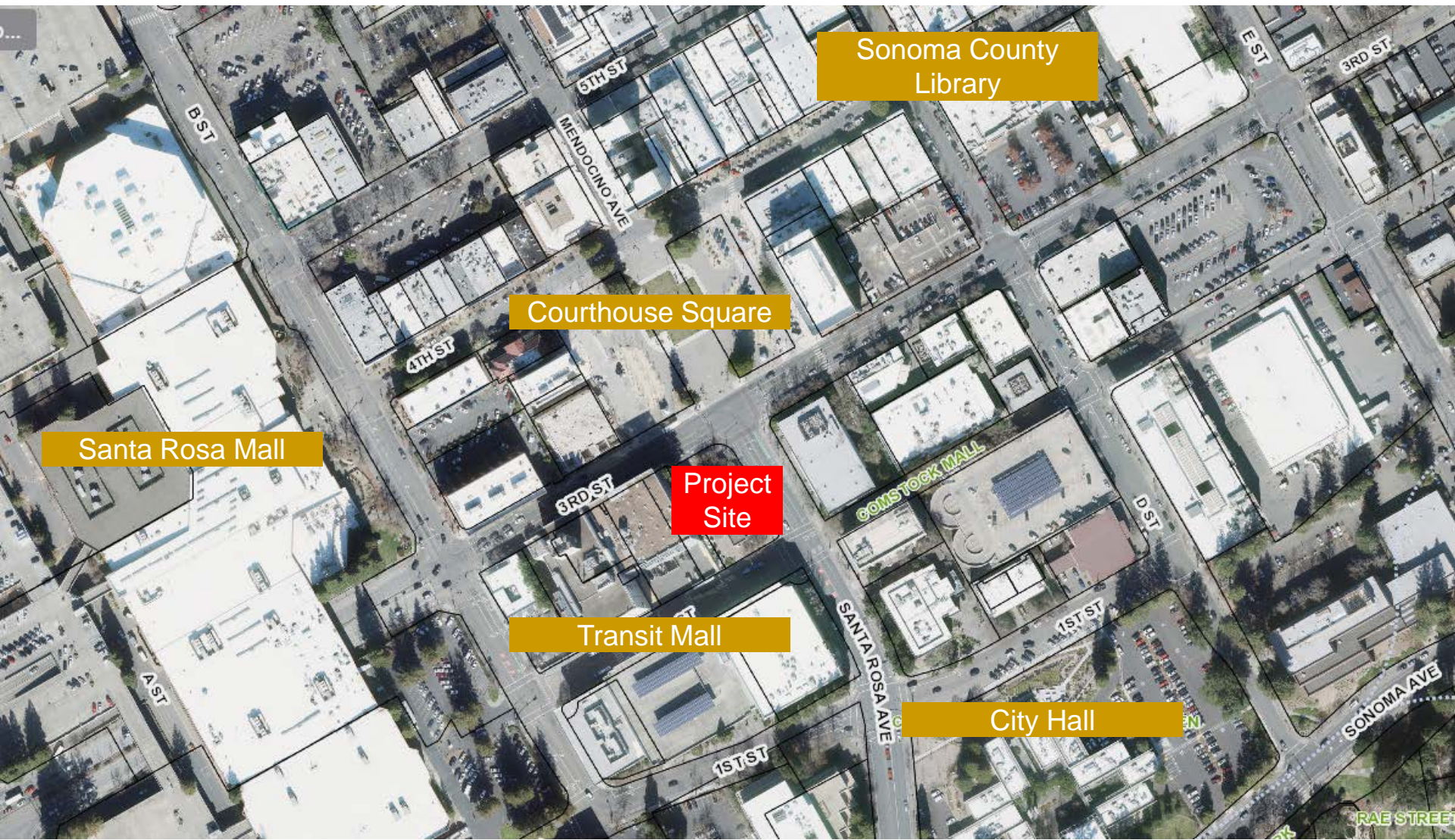
Market Rate:
116 Units



Very Low – Low Income Units:
4 Units

May 21	Concept Design Review
June 15	Pre-application Neighborhood Meeting
July 8	Minor Design Review application submitted
July 17	Notice of Application distributed
July 17	Notice of Incomplete Application
July 28	Notice of Complete Application
September 12-13	Notice of Public Hearing

Project Location 1 Santa Rosa Ave.



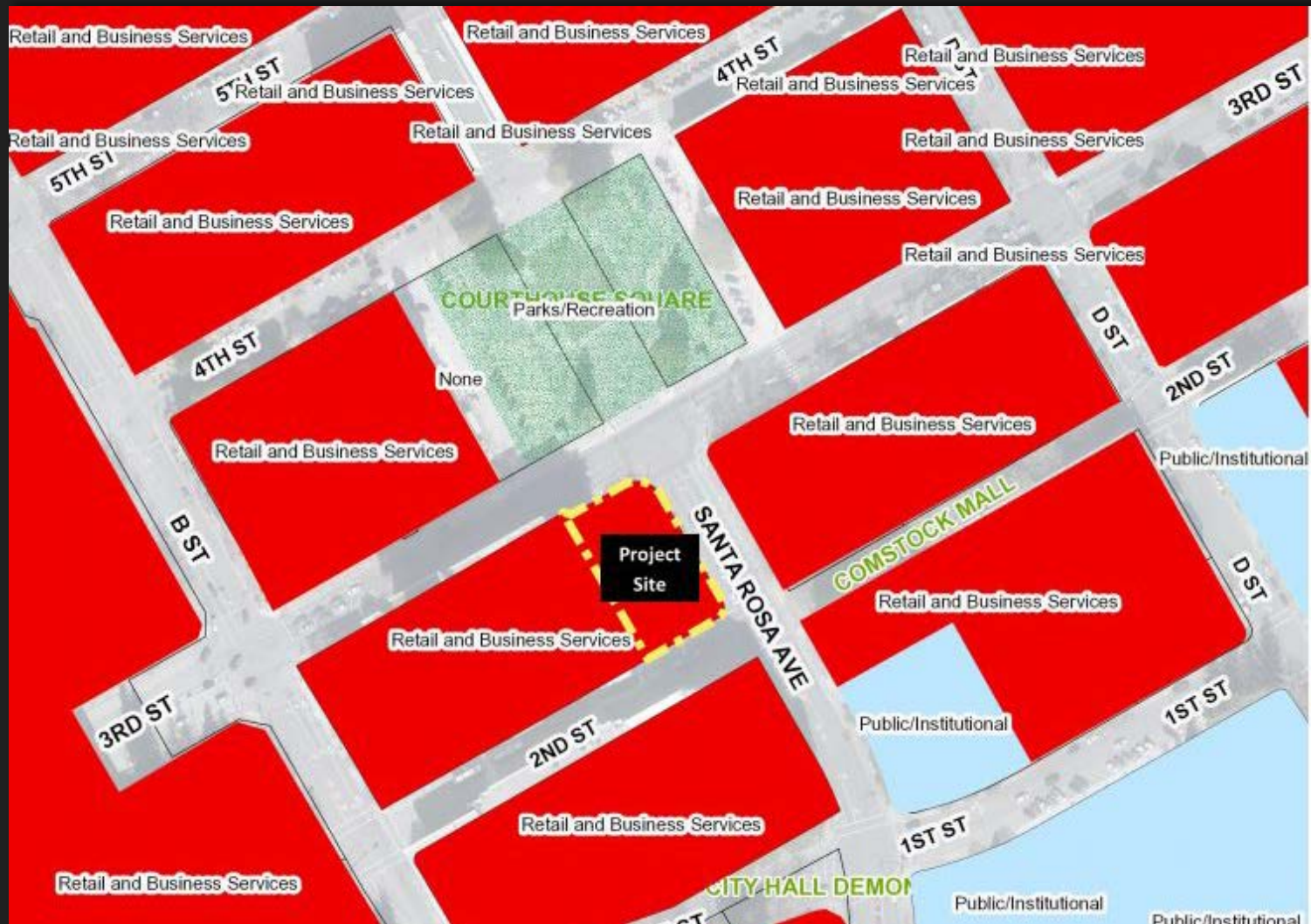
- Demolition of existing commercial building
- Construction of ± 105,990 square-foot, 7-story, mixed-use building



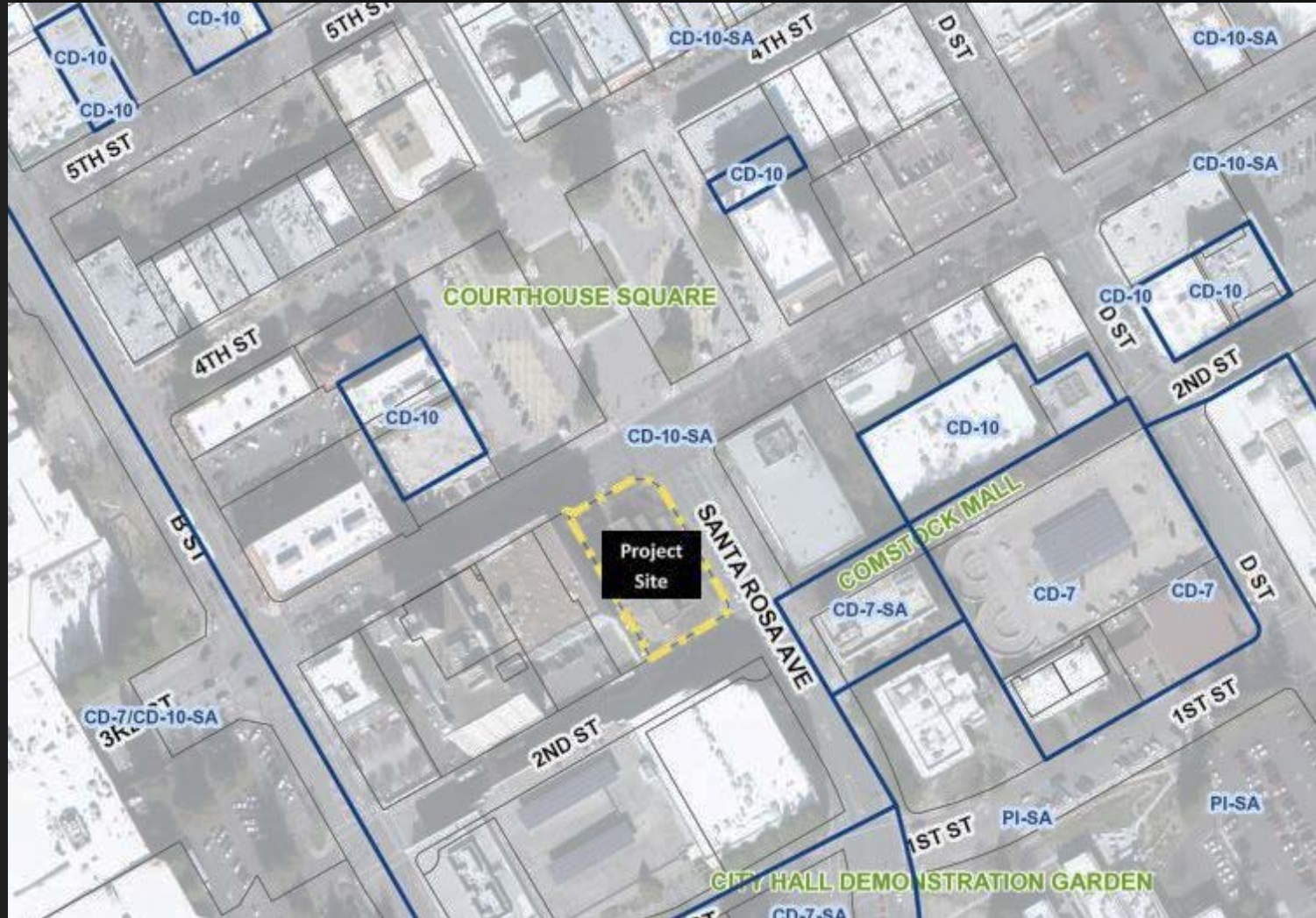
- Ground-floor commercial space
- 120 market-rate and affordable units (studio, one-bedroom, and two-bedroom units)
- Ground floor amenity spaces, an outdoor courtyard, and a rooftop deck



General Plan Land Use Retail and Business Services

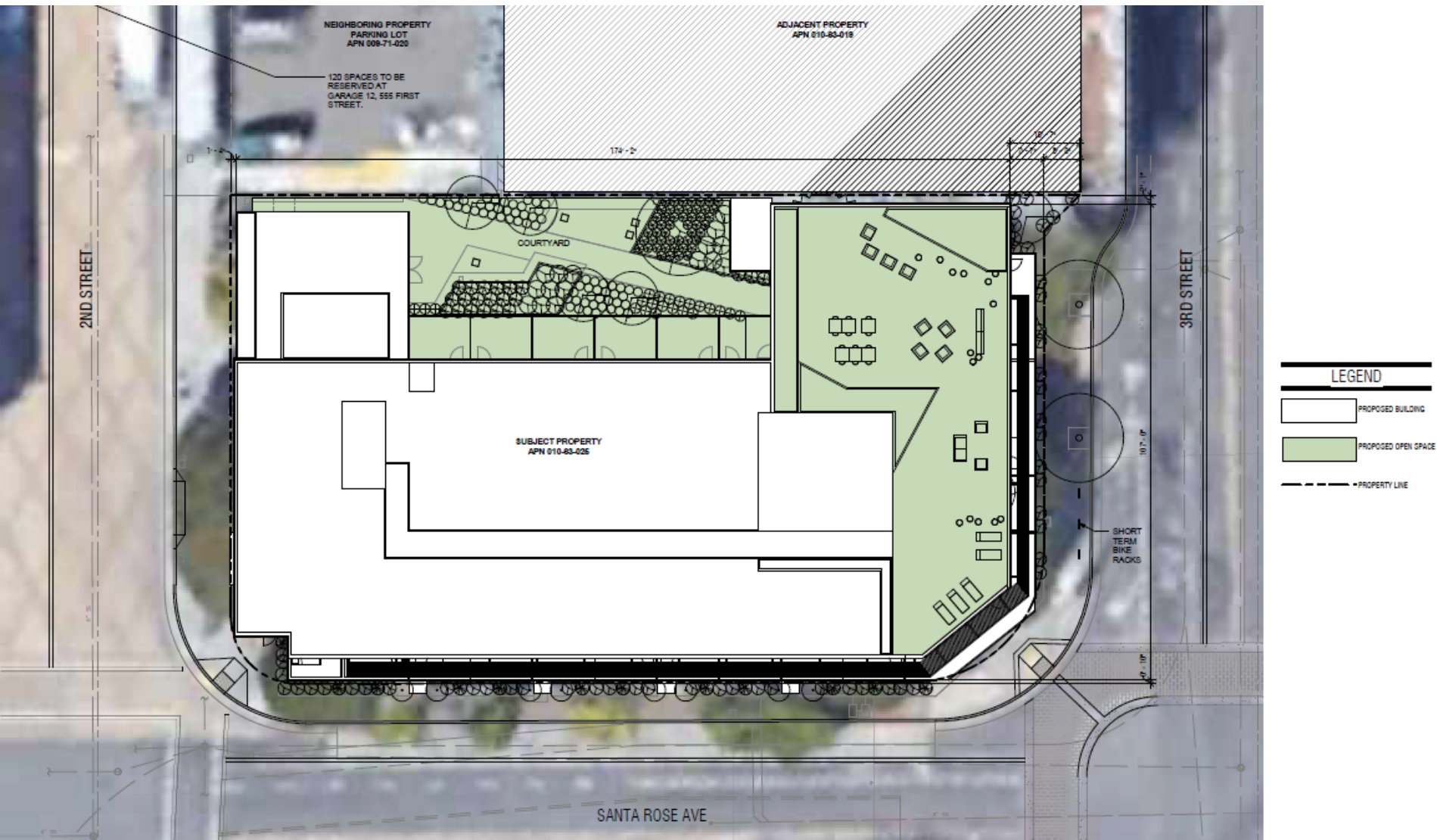


Zoning CD-10-SA



Project Characteristics

Development Standard	Project Data	Zoning Code
Lot Size	0.50 ac (\pm 21,600 sf)	None required
Residential Density	240 units/acre	No maximum
Setbacks	0' front/side and \pm 7" setback to adjacent building	No setback allowed (front) or required (side, rear)
Lot Coverage	\pm 71%	100%
Height Limit	7 stories (74'-11")	10 stories
Parking	Vehicle = 90 reserved spaces Bicycle = 84 long / 3 short	120 reserved spaces 1 space / units
Ground Floor Use (Urban Center Street Type)	Activity Generating and Residential	Activity Generating, Residential or mix of both

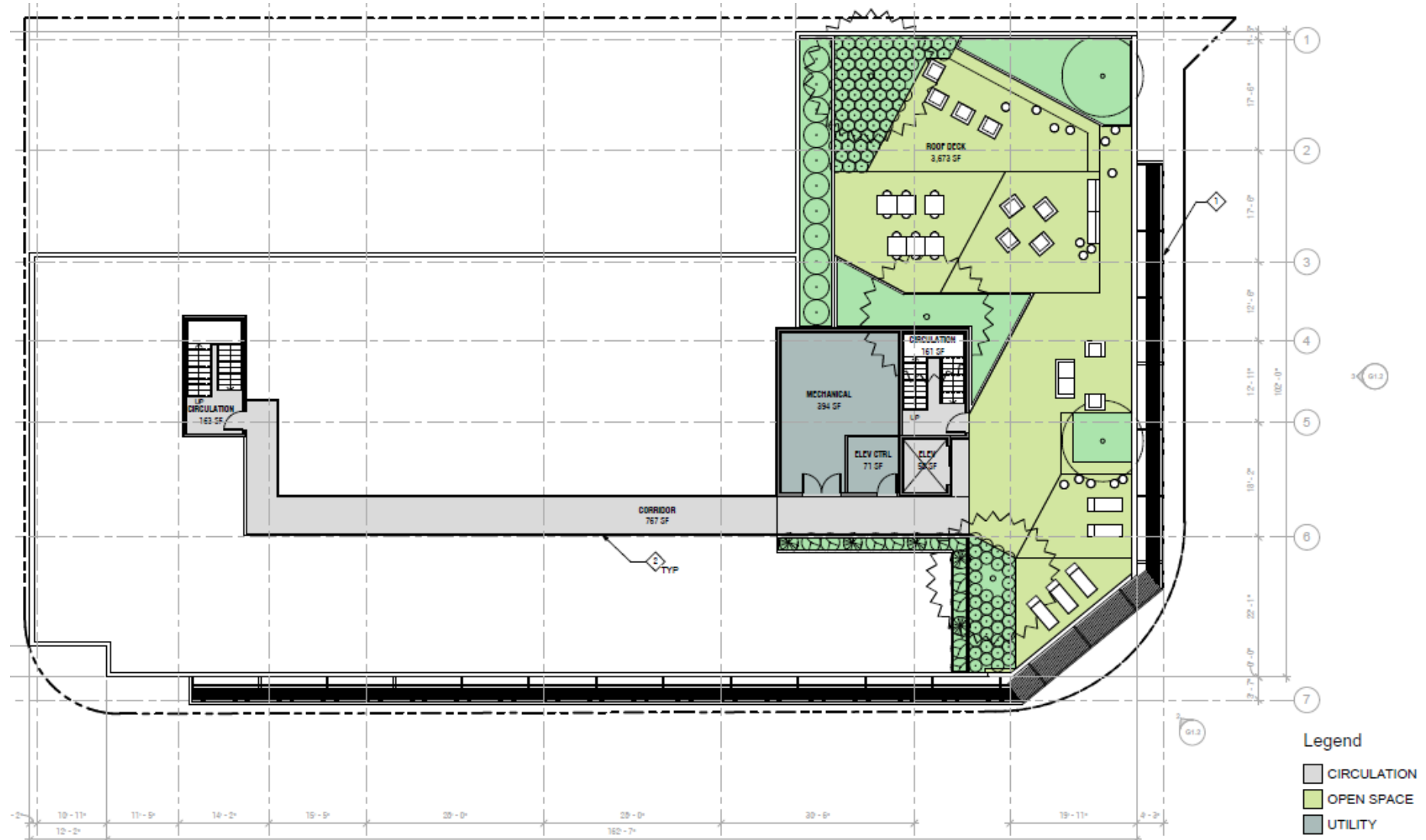


Ground Floor Plan





Roof Plan



Proposed Design



Proposed Design



Proposed Design



3rd Street Elevation



Santa Rosa Avenue Elevation



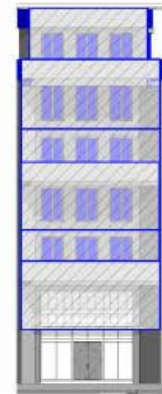
Transit Mall Elevation



Façade Articulation



① EXTERIOR ELEVATION - EAST - OPENING %
1/16" = 1'-0"



② EXTERIOR ELEVATION - CHAMFER - OPENING %
1/16" = 1'-0"



Landscape Plan



Landscape Materials and Outdoor Amenities



Linear Benches



Alternate Bands of Permeable Concrete and Impervious Concrete



Pavers



Water Fountain



Green Wall



Moveable Stool



Wood Slat Fence



Streetside Planters:
Euphorbia and Clipped Trees and Shrubs



Angled Wood Decking



Shade Sail



Barbecue Area



Firepit Seating



Chaise Lounges



Green Roof



Citrus Trees:
Buddha's Hand

Materials Board



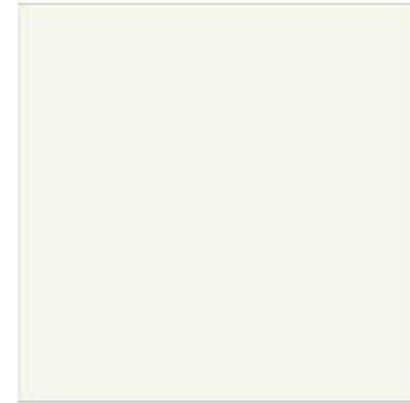
1 CEMENTITIOUS FACADE SYSTEM -
EQUITONE (NATURA N 074)



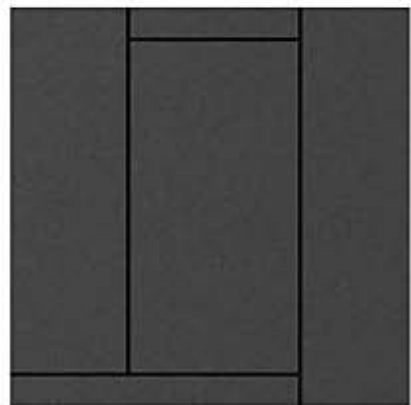
2 STUCCO, 20/30 SAND FINISH, PAINTED
'HIGH REFLECTIVE WHITE', SW 7757-256-C1



4 1 PANEL PREMIUM WOOD PELLA®
ENTRY DOOR



7 TRELLIS PT. 'HIGH REFLECTIVE
WHITE', SW 7757-256-C1



5 CEMENTITIOUS FACADE SYSTEM -
ASPYRE ARTISAN V-GROOVE



6 PROXIMA PRODEX PANEL -
NUX



Environmental Review

California Environmental Quality Act (CEQA)

- Section 15182 (Projects Pursuant to a Specific Plan)
- Section 15183 (Projects Consistent with a General Plan)
- Class 32 exemption under Section 15332

- No issues to resolve



- Public comments were received in response to the Notice of Concept Review, during the Concept Review public meeting, at the Neighborhood Meeting, and in response to the notice of application.
- **Proposed ground floor uses.** Generally, the public would like to see commercial-oriented ground floor uses along both facades.
- **Architectural details.** Many commenters suggested that the project design lacks architectural details, and they expressed opposition to the proposed project colors.
- **Off-site parking.** Concerns were expressed about displacement of commercial uses currently using Garage 12 as a primary parking resource.

It is recommended by Planning and Economic Development Department that the Zoning Administrator:

- approve Minor Design Review of 1 Santa Rosa Avenue, a 7-story, mixed-use building comprised of ground-floor commercial space and 120 market-rate and affordable multi-family housing units located at 1 Santa Rosa Avenue

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