

COLLEGE CREEK APARTMENTS

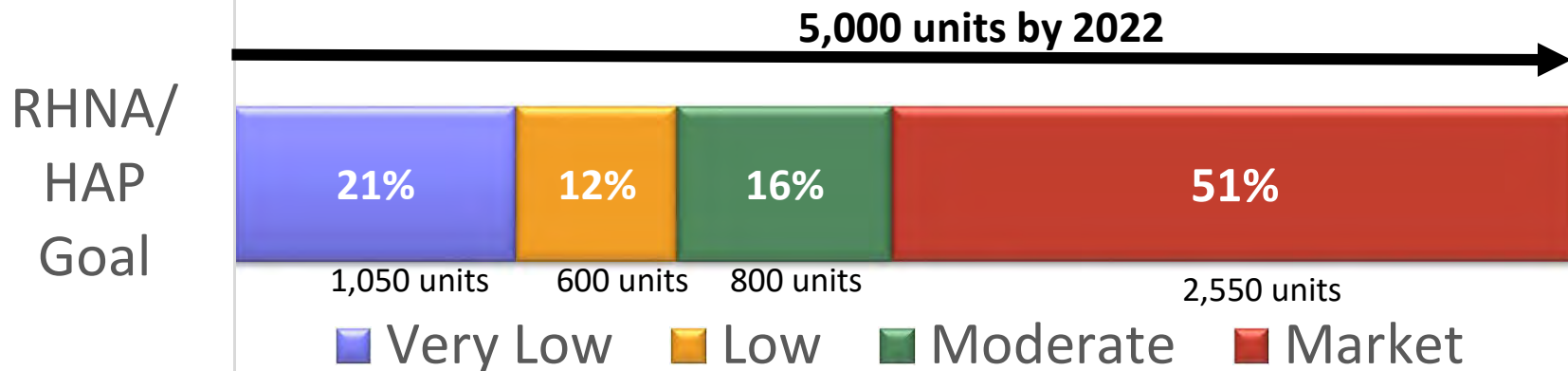
DR20-011

2150 W. College Ave.

November 19, 2020

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Interim Senior Planner
Planning and Economic Development

Housing Action Plan



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

Project Name: Total 164 units



Extremely-Low:
2 Units (Less than 1% of goal)



Low:
76 Units (12.5% of goal)



Moderate:
84 (10.5% of goal)

Project Description



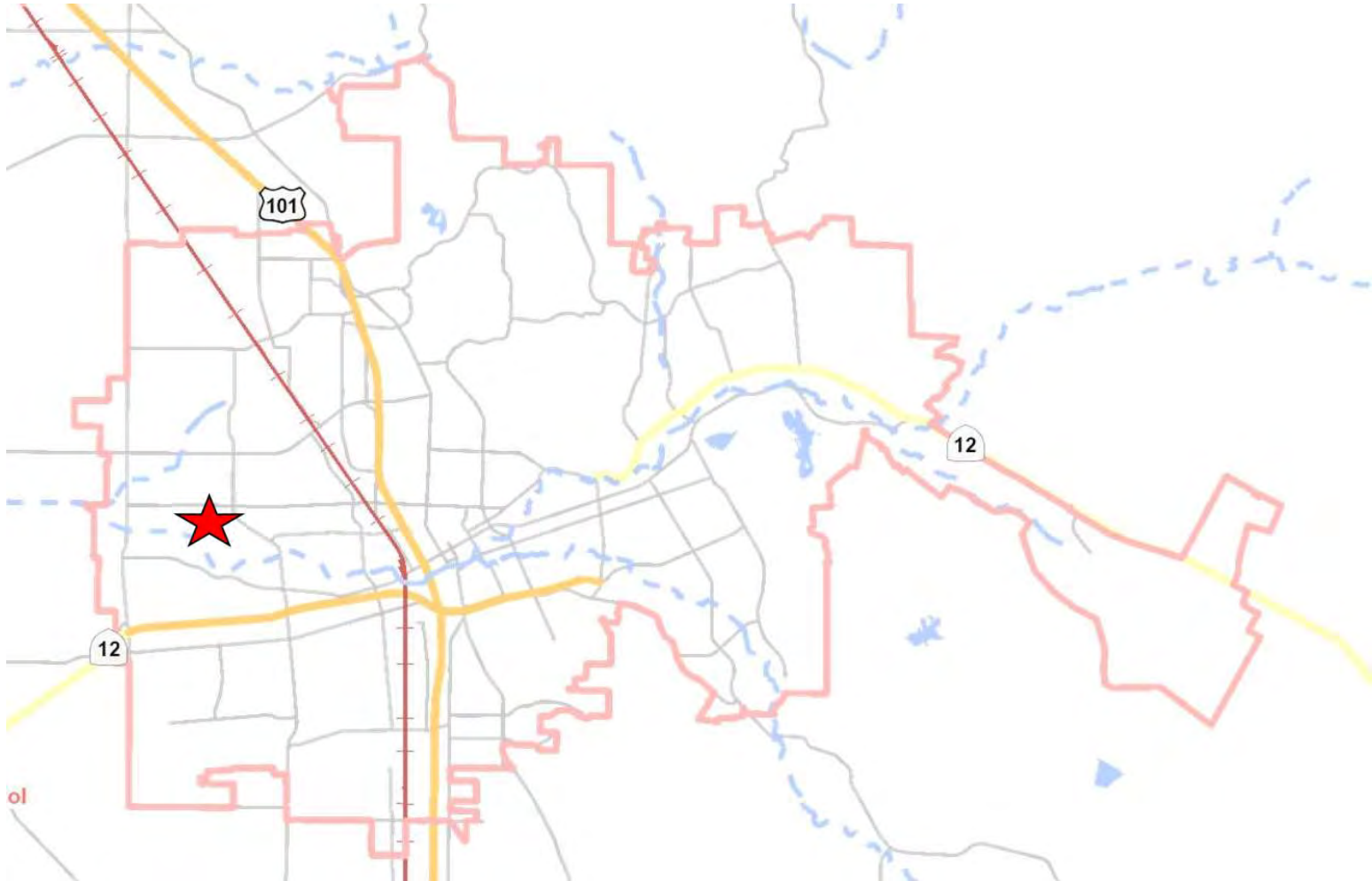
- 164-units multi-family 100% affordable housing project from very-low to moderate income
- 7.49 acre 5.79 Acres
- Onsite amenities: Pool, Community Room, Outdoor Space, Tot Lot

Project Description



Unit Type	Unit Square Feet	Number of Units
1 bed/1 bath	622	64
2 bed/2 bath (avg)	906	58
3 bed/2 bath (avg)	1,162	42
Total		164

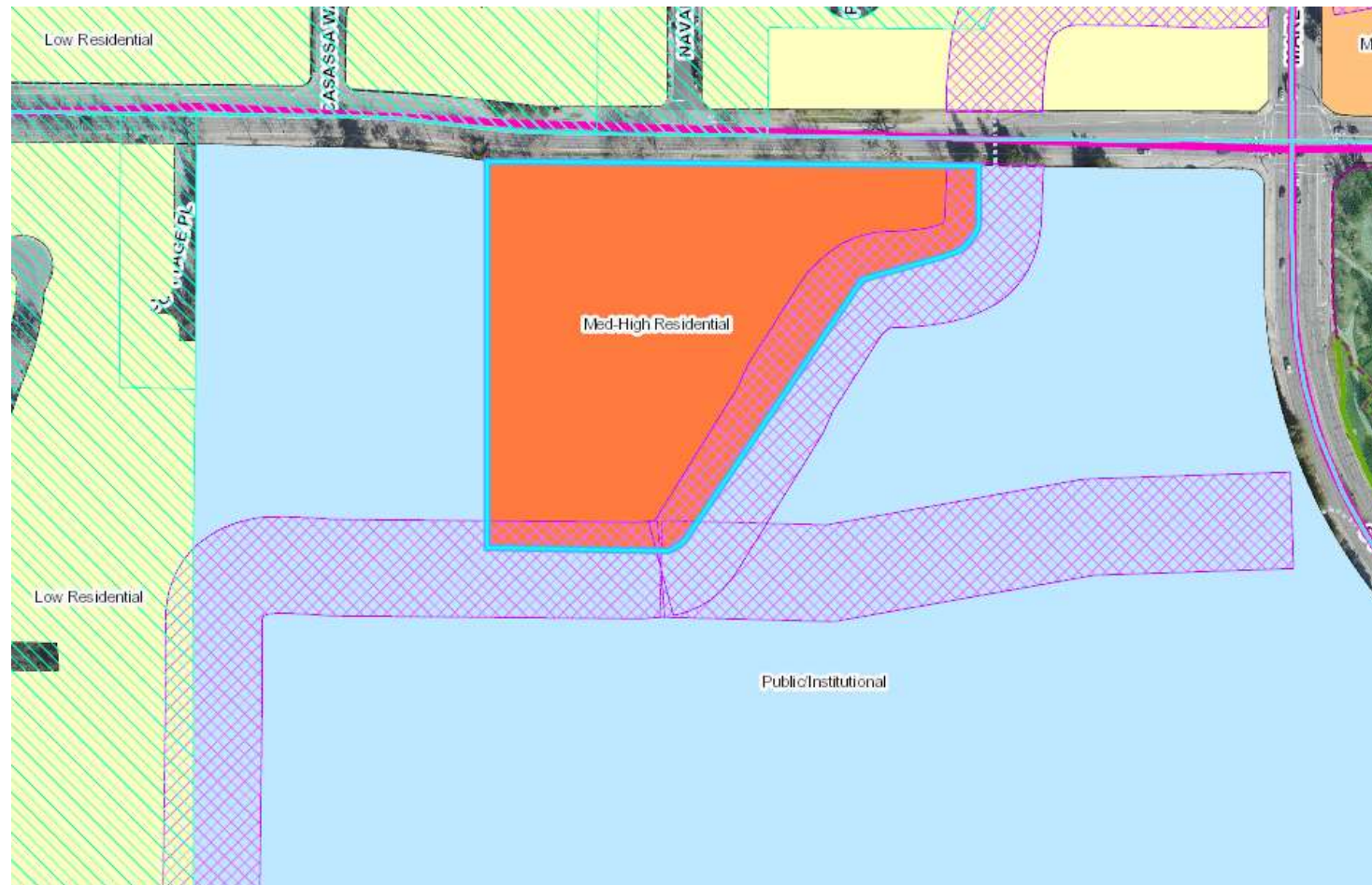
Project Location 2150 W. College Ave



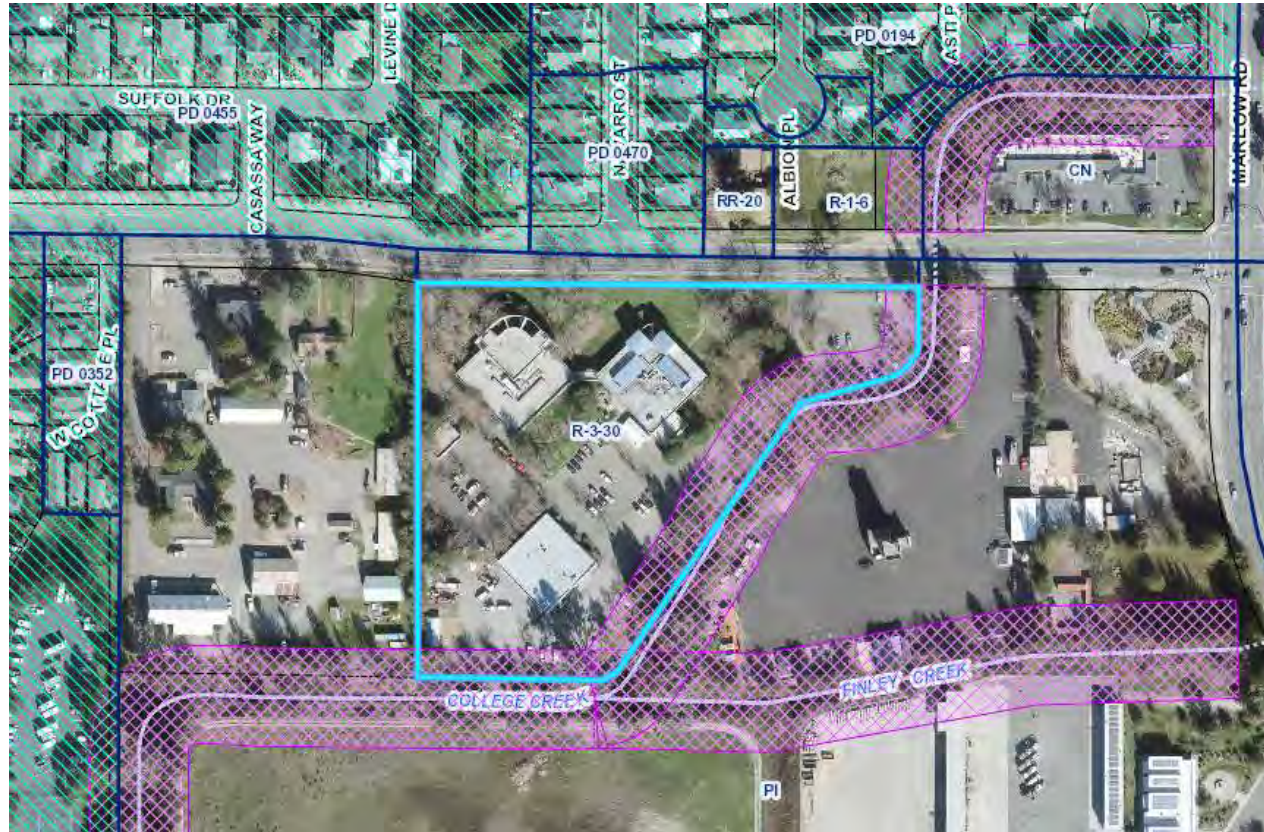
Project Location 2150 W. College Ave



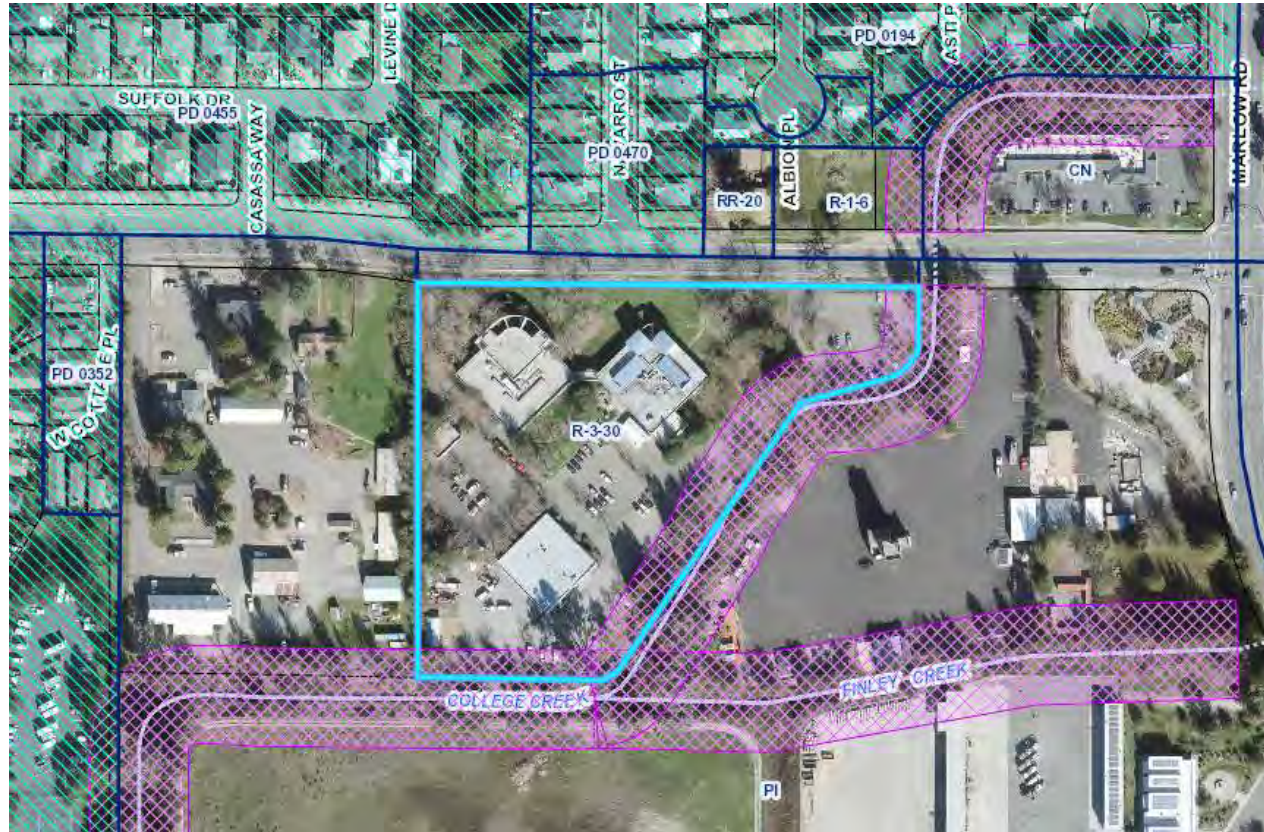
- September 18, 2019 – Neighborhood Meeting
- September 19, 2020 – Concept Item with DRB
- February 24, 2020 – Project Submitted to PED
- July 16, 2020 – Application Deemed Complete



Creekside Master Plan



The College Creek Reach I is a modified-natural creek approximately 5,735 linear feet. There is an existing gravel trail along the northwest side of the trail with a connection to the existing parking lot.



R-3 (Multi-Family Residential) districts.. The R-2 and R-3 zoning districts implement and are consistent with the Residential—Medium Density and Medium High Density land use classifications of the General Plan.

Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Guidelines Section 15183 states that “projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

Environmental Review

California Environmental Quality Act (CEQA)

- CEQA 15183 Checklist was submitted with this project FirstCarbon Solutions dated August 25, 2020
 - Corresponding Studies/Analyses
- The proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements. Review of the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project and which were not addressed in the General Plan EIR, nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR.

DRB CONCEPT COMMENTS

- Consider pool location to be oriented to reduce shadows on the pool area.
- Explore plantings and benches at pool area.
- Explore options to lower parapet height.
- At next submittal, show visual effect from different vantage points.
- Explore building massing and orientation to create open space, green space, and place-making.
- Explore color variety and boldness
- Explore more board and batten siding.
- Consider parking reduction for open space and orchard parking where feasible.

DRB CONCEPT COMMENTS

- Consider car-charging stations.
- Consult Design Guideline 3.2.F.1 regarding common open space and grass percentage.
- Consider a dog park and garden.
- Try for multiple purposes for each outdoor amenity,
- Consider common space in lieu of a pool.
- Give accessory structures the same character as the main buildings.
- The trash enclosures may require roofs.
- Provide pedestrian access to trash enclosures.
- Add more bicycle parking at western edge.
- Provide access to creek trail and tie the project into the creek.
- Maximize bioretention to filter water draining to the creek.
- Maximize connection to open space.





Elevations



Elevations



Elevations



EAST ELEVATION
1/8" = 1'-0" 1

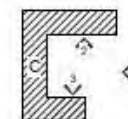


COURTYARD NORTH ELEVATION
1/8" = 1'-0" 2



COURTYARD SOUTH ELEVATION
1/8" = 1'-0" 3

B A



KEY PLAN

Materials and Colors



STUCCO FINISH



PAINT - TOP



PAINT -



PAINT -



ACCENT



CONTRAST PAINTING



GLAZIER READY - VERTICAL - WHITE - SMOOTH - 1/2\"/>



1/2\"/>



W/ TUBE - 1\"/>

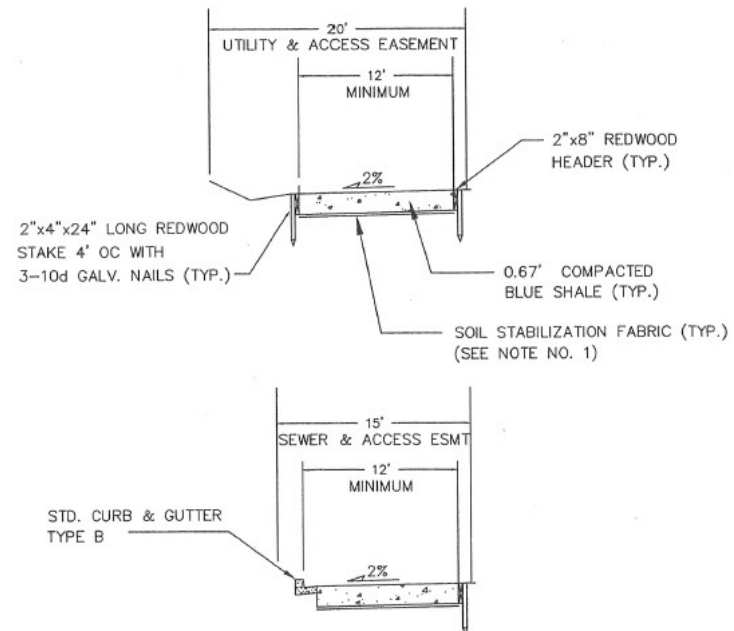
Multi-family Residential

- 3.2.I.A Develop multi-family housing that is compatible with existing surrounding homes and other structures and provides "superior design."
- 3.2.I.D Encourage multiple-family projects which are safe, contribute to safer neighborhoods, and support Police and Fire Department efforts to promote public safety.
- 3.2.I.E To provide developments with logical layouts that people can navigate through without confusion.
- 3.2.II.B.3 Integrate multiple-family projects with pedestrian and bicycle circulation systems that extends to neighborhood centers, along creek corridors and to adjacent neighborhoods and shopping districts.
- 3.2.II.L.7 All site features including trash enclosures, fencing, light fixtures, mailboxes, laundry and facilities utility screens, should be architecturally compatible with the main structures.
- 3.2.III.A.1 Break up the mass of larger structures with articulation of the form, use of color and the use of multiple materials, including: horizontal wood, cement fiber and composite siding, vertical wood siding, stucco, wood shingles, real and cultured masonry.

Public/On-Site Improvements

- Restriping of W. College Ave to accommodate five-foot wide east and west bound bike lanes, and 12-foot wide east and west bound travel lanes, and a 10-foot wide two-way left turn lane.
- New access to gravel trail from W. College Ave.
- Addition of a rectangular rapid beacon crosswalk at Navarro.
- Existing sidewalk, curb, gutter, planter strip to remain but with new Street Trees as applicable.

- College Creek Path and Easements
- Interim Access to Creek Trail



1. SOIL STABILIZATION FABRIC SHALL BE MIRAFI 500-X OR EQUAL.
2. ALL ACCESS ROADS HAVING A GRADE OVER 10% SHALL BE PAVED WITH 6 INCHES OF CLASS II AGGREGATE BASE AND 2 INCHES OF ASPHALT CONCRETE FOR THAT PORTION OVER 10%.
3. ALL ACCESS ROADS HAVING A CURVE WITH A RADIUS OF LESS THAN 100 FEET SHALL BE INCREASED IN WIDTH TO 20 FEET WITH A MINIMUM INSIDE RADIUS OF 20 FEET.
4. A HAMMERHEAD TURNAROUND MAYBE REQUIRED AT THE END OF THE UTILITY ACCESS ROAD AT THE DISCRETION OF THE UTILITIES DEPARTMENT.
5. THE SUBGRADE SHALL BE COMPACTED TO 95% RC.

- Concerns for traffic, parking, affordability, density
- W-Trans Traffic Impact Analysis
 - Restriping of W. College Avenue from west of Putney Drive to Stony Point Road
 - Enhanced rapid beacon crosswalk at Navarro St. and W. College Ave.
 - No further Traffic Mitigations required
- Parking required: 264
- Parking Provided: 272

The Planning and Economic Development Department recommends that the Design Review Board:

- Approve by Resolution the Preliminary Design Review for the College Creek Apartments, a 164-unit multi-family affordable housing development and delegate Final Design Review to Staff.

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