

DAHLIN



STONY OAKS APARTMENTS

SANTA ROSA, CA

# META : WHO WE ARE

Meta Housing Corporation is a boutique, mission-driven, California-focused affordable housing developer.

## STRENGTHS:

- Building Relationships
- Track Record Securing Public Funds
- Success in Diverse Markets
- Assembling the Right Team
- Key Executive Involvement

7,023 UNITS

\$2.3B TOTAL DEV COSTS

82 PROJECTS



Meta Housing Corporation

Stony Oaks Apartments | June 1, 2021



# SITE CONTEXT



## LOCATIONS:

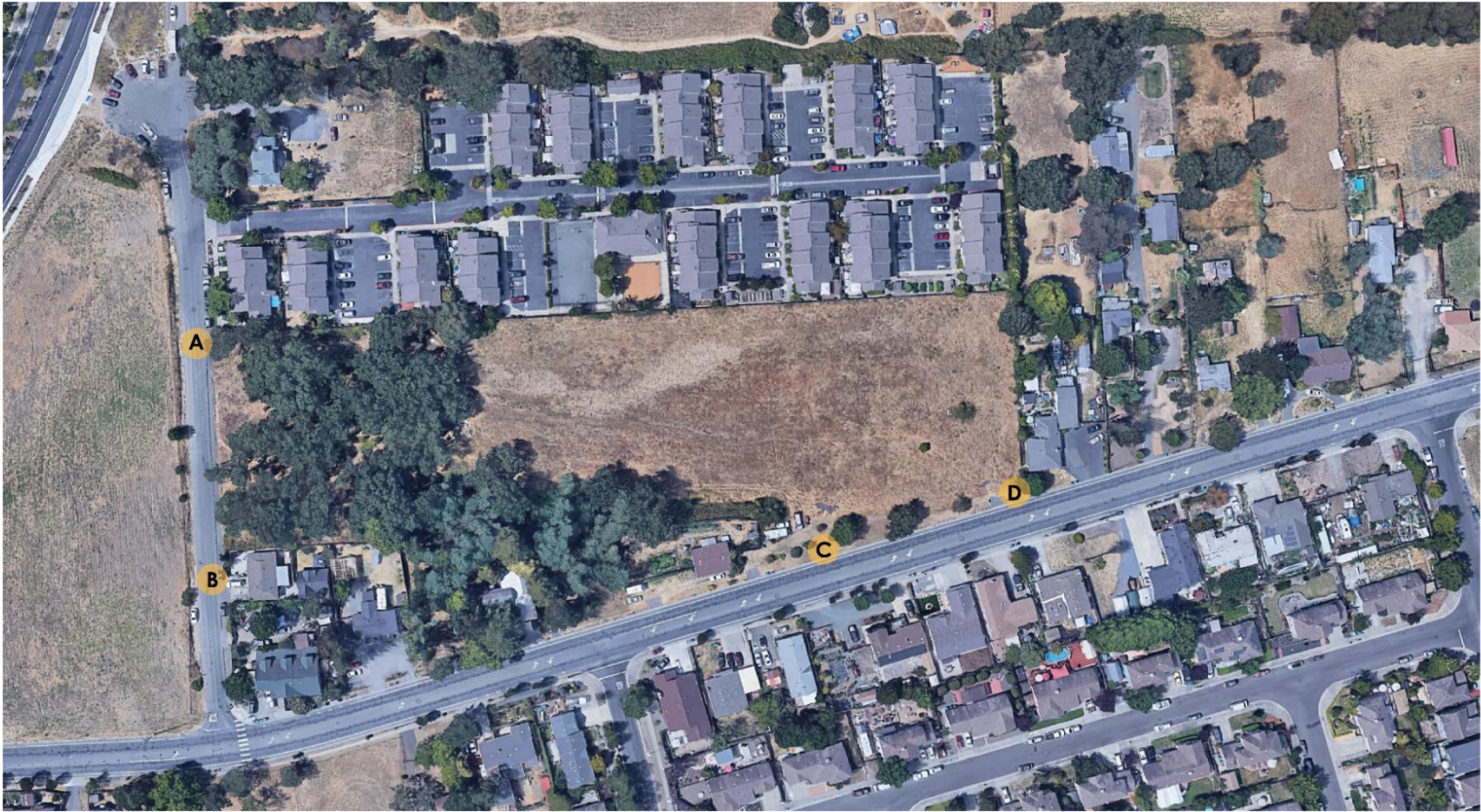
1. Pear Blossom Park
2. Bellevue Marketplace
3. Bellevue Ranch Park
4. Elsie Allen High School
5. Southwest Community Park
6. Meadow View Elementary School

## LEGEND:

-  Retail/Food
-  Park/Public Open Space
-  Education



# EXISTING SITE CONDITIONS



**A** NORTHWEST CORNER OF SITE



**B** SOUTHWEST CORNER OF SITE



**C** SOUTH PERIMETER OF SITE



**D** SOUTHEAST CORNER OF SITE



# DEVELOPMENT SUMMARY

## PARCEL DATA:

Zoning Designation - R-3-30

General Plan Land Use Designation - Medium High Density Residential

## BASE DENSITY:

30 Units/AC (4.39AC) = 132 Units (Rounded Up Per GOV § 65915(q))

## PROPOSED DENSITY:

142 Units (7% Density Increase)

## REQUESTED DENSITY BONUS CONCESSIONS:

1. Building Height Increase

**PARKING REDUCTION PER AB 2345** (Amends GOV § 65915)



# DESIGN REVIEW BOARD & COMMUNITY COMMENTS

1. Supported preservation of Oak Grove in proposed design.
2. Supported variety of landscape amenities in proposed design.
3. Identified site as an area of transition – requested more contemporary design style.
4. Requested more contemporary roof forms and more roof overhang at strategic locations.
5. Requested more contemporary color palette.
6. Requested more variety of window glazing sizes.



# CONSISTENCY WITH ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN

- The Project will develop affordable housing in a Priority Development Area.
- Higher-density development along Hearn Avenue, near the Southside Bus Transfer Center; consistent with Santa Rosa Design Guidelines to ensure compatibility with the surrounding neighborhood.
- Quality affordable housing units designed to contribute to neighborhood character and quality of life.
- Provision of affordable housing options to minimize displacement of existing residents.
- Enhancement of pedestrian right-of-way through creation of new sidewalk Old Stony Point Road.
- Development can be adequately served by existing utilities.





# CONCEPTUAL SITE PLAN

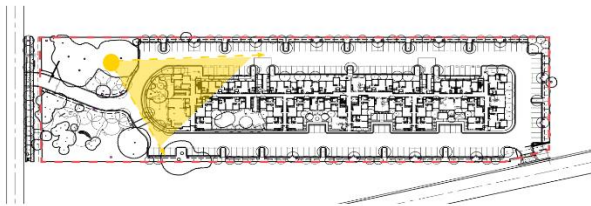




# CONCEPTUAL RENDERING



**KEYPLAN:**

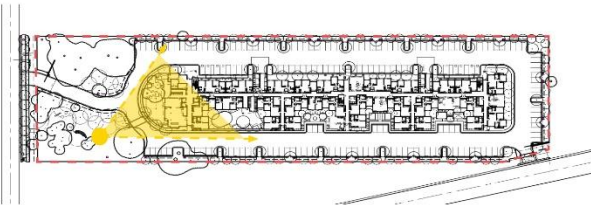




# CONCEPTUAL RENDERING



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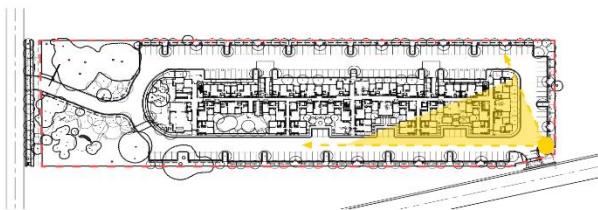




# CONCEPTUAL RENDERING



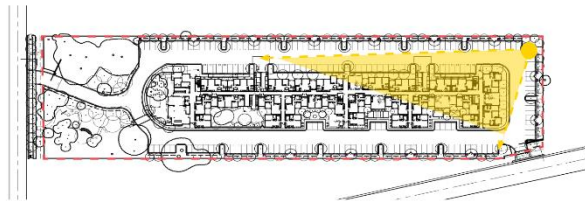
**KEYPLAN:**



# CONCEPTUAL RENDERING



**KEYPLAN:**







**A** SEATWALL



**B** TIMBER BENCH



**C** SPECIMEN STONES



**D** WOOD FIBAR



**E** TIMBER AMPHITHEATER



**F** ORGANIC PLAY EQUIPMENT



**F** ORGANIC PLAY EQUIPMENT



**F** ORGANIC PLAY EQUIPMENT



**G** MODERN ADIRONDACK CHAIRS



**H** FITNESS STATION



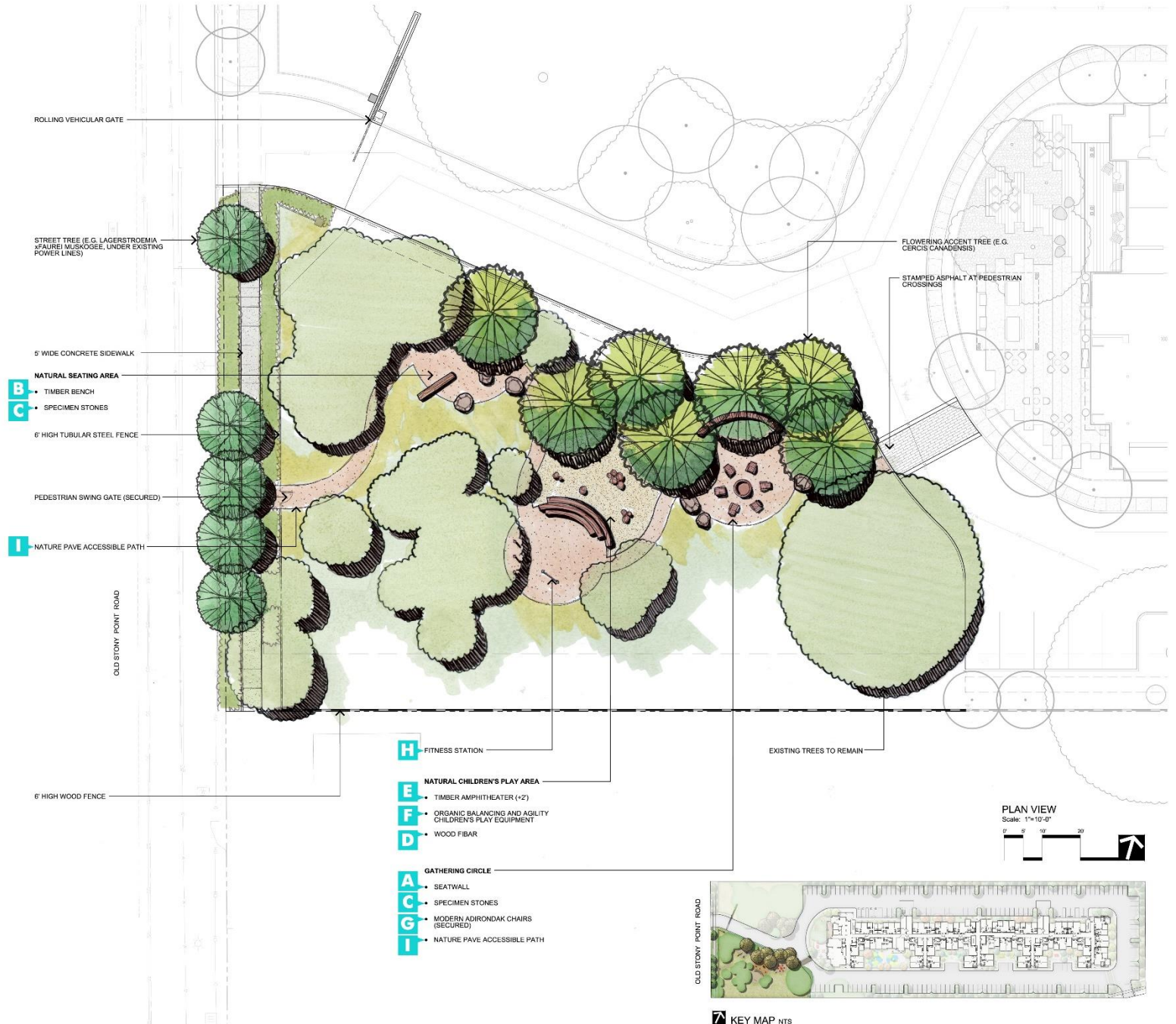
**I** NATURE PAVE ACCESSIBLE PATH



**I** NATURE PAVE



**I** NATURE PAVE ACCESSIBLE PATH







**A** COMPOSITE WOOD BOARDWALK



**B** ACCENT PLANTER



**C** NOIYO COBBLES



**C** NOIYO COBBLES



**D** GROUP SEATING



**D** GROUP SEATING WITH TABLES



**E** CASUAL SEATING PODS



**E** CASUAL SEATING PODS



**E** CASUAL SEATING PODS



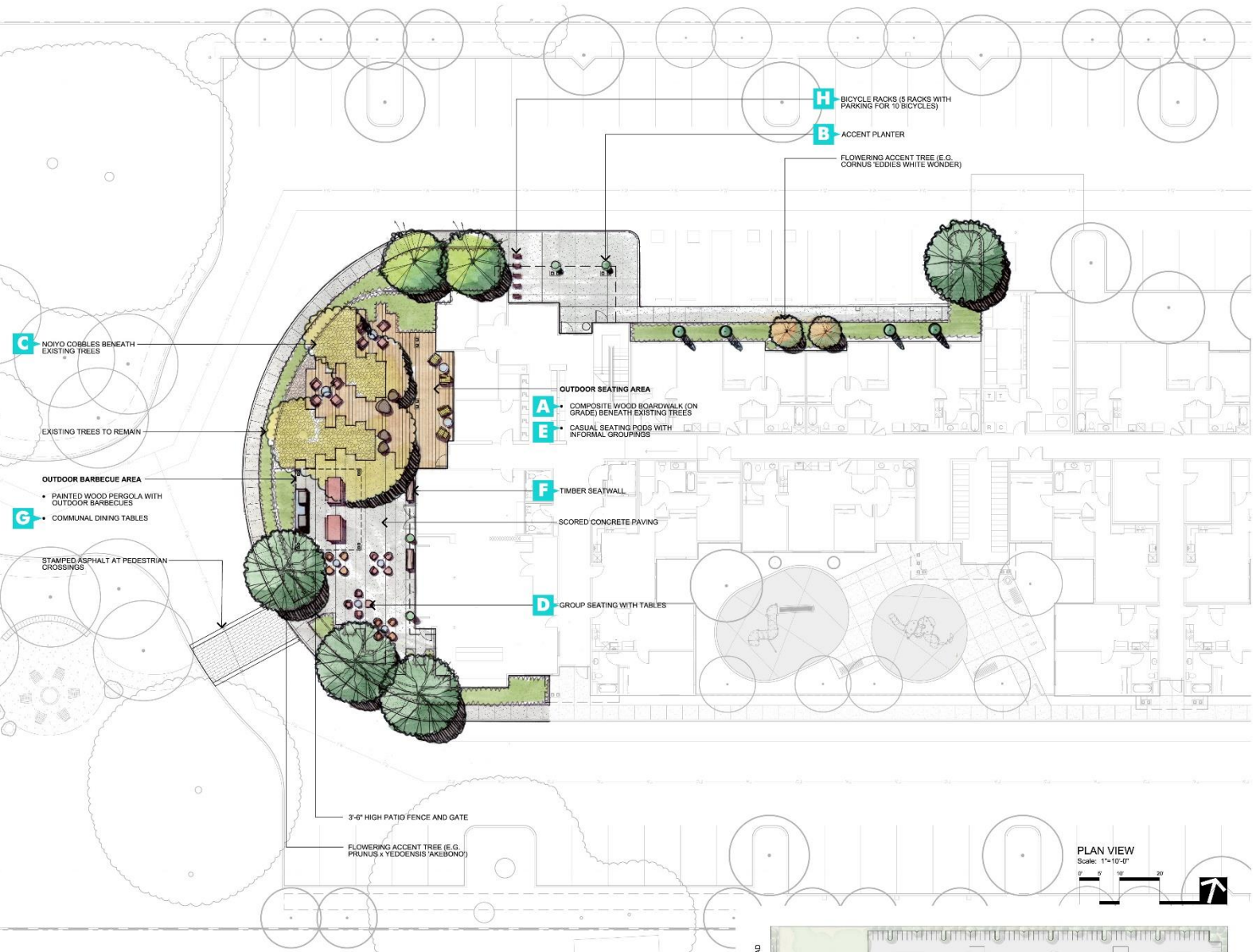
**F** TIMBER SEATWALL



**G** COMMUNAL DINING TABLE



**H** BICYCLE RACK



PLAN VIEW  
Scale: 1"=10'-0"

0' 5' 10' 20'



OLD STONY POINT ROAD

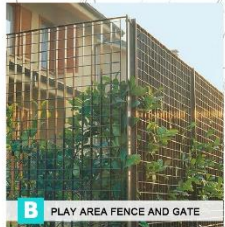


**7** KEY MAP NTS

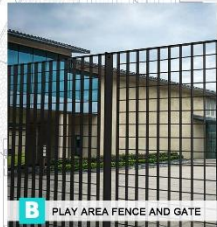




**A** PLAY STRUCTURE (AGES 2-5)



**B** PLAY AREA FENCE AND GATE



**B** PLAY AREA FENCE AND GATE



**C** PLAY STRUCTURE (AGES 5-12)



**D** WASTE RECEPTACLE



**E** BICYCLE RACK



**F** BACKLESS BENCH



**G** BENCH



**H** RUBBERIZED SURFACING



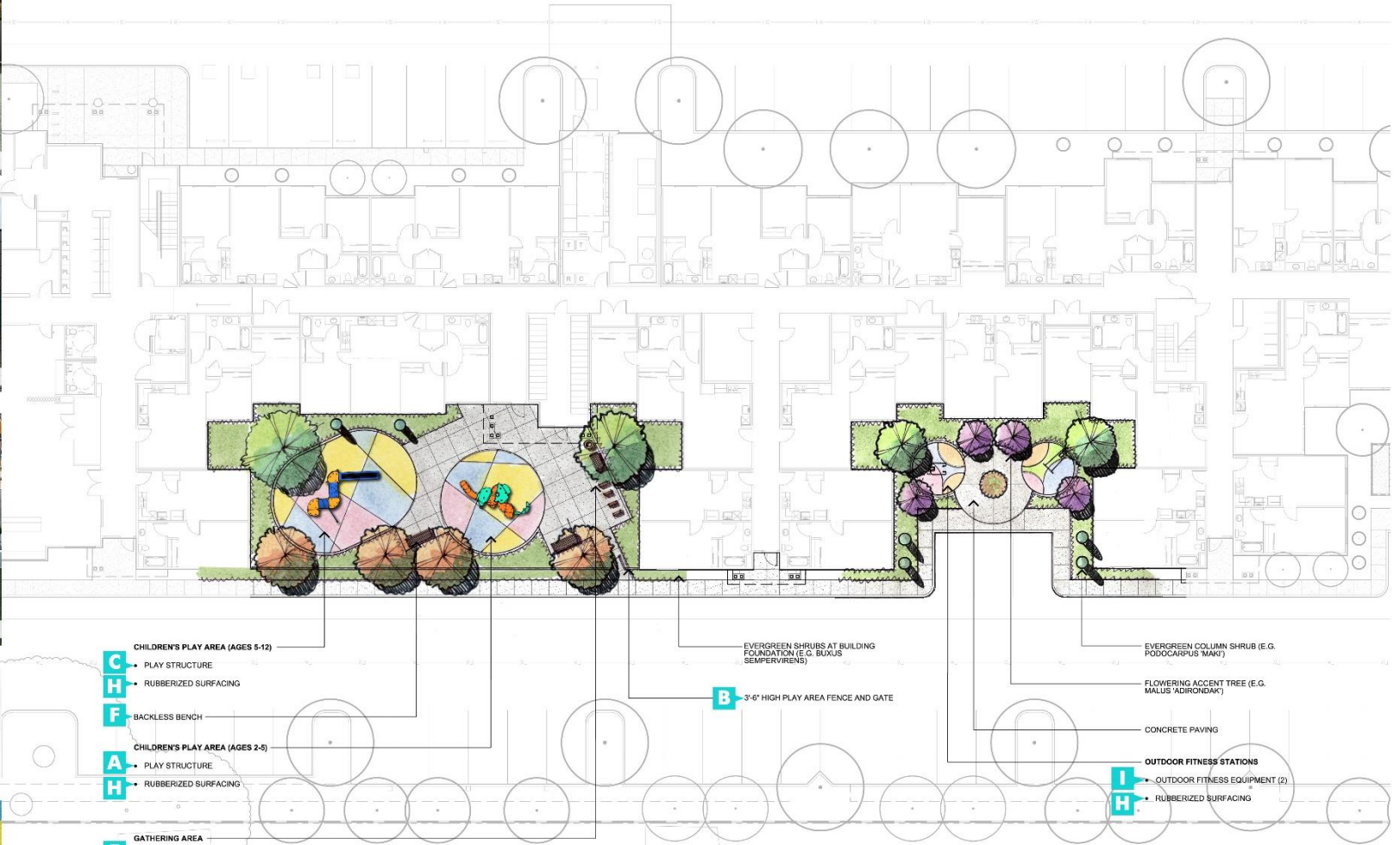
**I** FITNESS EQUIPMENT



**I** FITNESS EQUIPMENT



**I** FITNESS EQUIPMENT



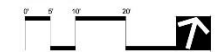
- CHILDREN'S PLAY AREA (AGES 5-12)**
  - PLAY STRUCTURE
  - RUBBERIZED SURFACING
- CHILDREN'S PLAY AREA (AGES 2-5)**
  - PLAY STRUCTURE
  - RUBBERIZED SURFACING
- GATHERING AREA**
  - BICYCLE RACKS (4 RACKS WITH PARKING FOR 8 BICYCLES)
  - BENCH
  - WASTE RECEPTACLE

EVERGREEN SHRUBS AT BUILDING FOUNDATION (E.G. BUXUS SEMPERVIRENS)

EVERGREEN COLUMN SHRUB (E.G. PODOCARPUS NAKAI)  
FLOWERING ACCENT TREE (E.G. MALUS ADIRONDAC)

CONCRETE PAVING  
**OUTDOOR FITNESS STATIONS**  
• OUTDOOR FITNESS EQUIPMENT (2)  
• RUBBERIZED SURFACING

PLAN VIEW  
Scale: 1"=10'-0"



OLD STONY POINT ROAD



**7** KEY MAP NTS



**A** MODERN PICNIC TABLE AND BENCHES



**B** MODERN ADIRONDACK CHAIR



**B** MODERN ADIRONDACK TABLE



**C** SYNTHETIC TURF WITH CONCRETE BAND



**C** SYNTHETIC TURF WITH CONCRETE BAND



**D** POST WITH STRING LIGHTS



**E** FORMAL DINING TABLE AND BENCHES



**D** POST WITH STRING LIGHTS



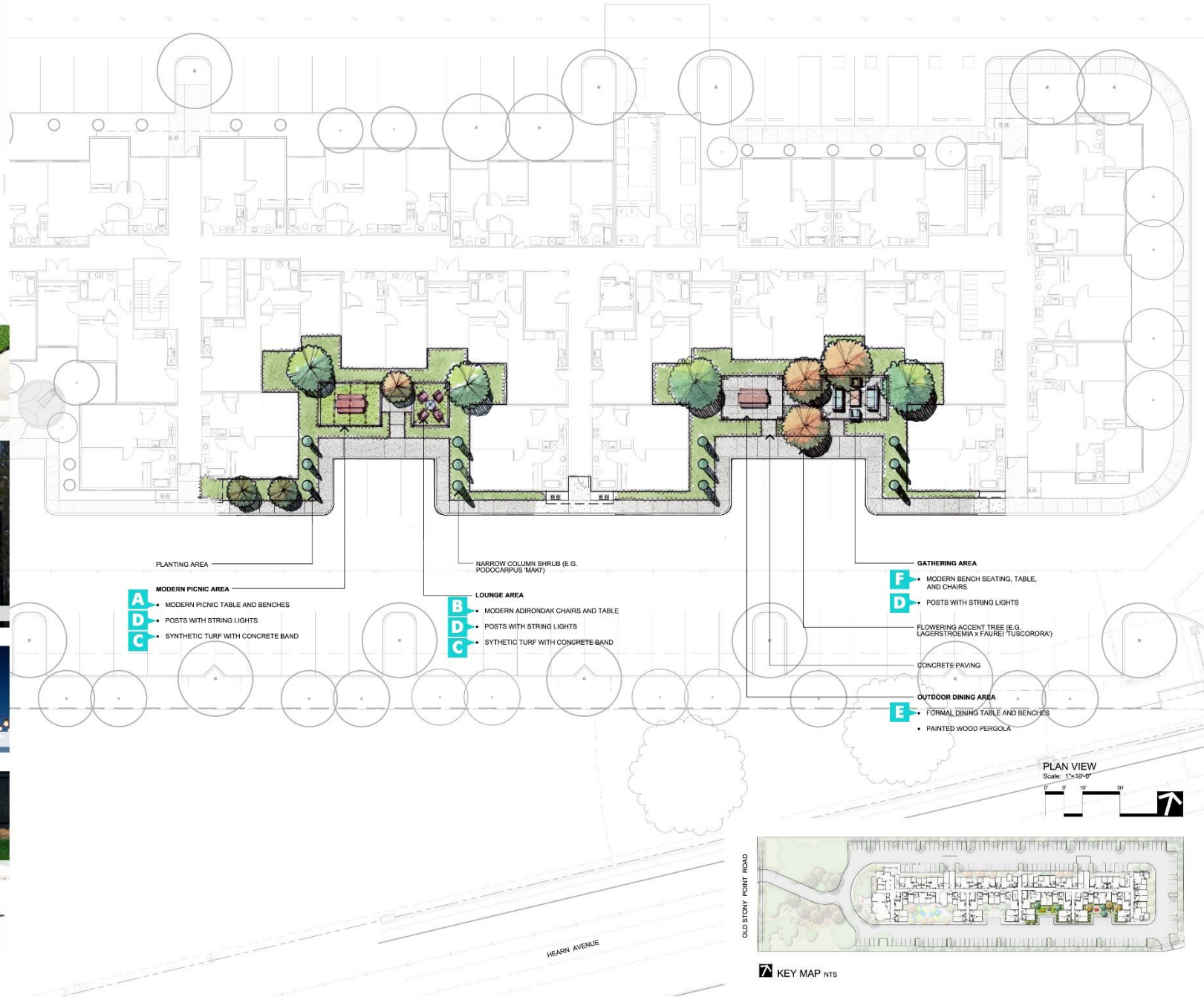
**F** MODERN BENCH SEATING, TABLE, AND CHAIRS



**F** MODERN CHAIR



**F** MODERN TABLE





## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE**

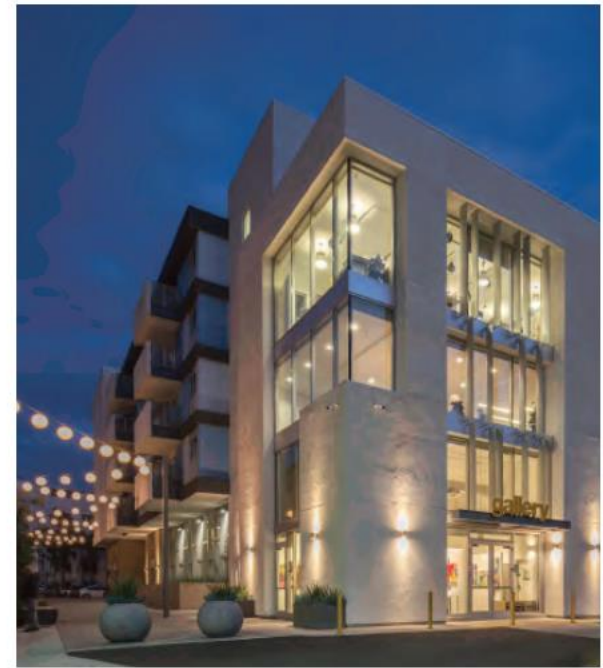
- Addendum to 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report.
- Project involves minor changes/additions to the projects analyzed in the 2016 EIR.
- Project does not result in any new significant impacts analyzed in 2016 EIR.
- Project does not substantially increase the severity of significant impacts analyzed in 2016 EIR.
- Project is required to implement all applicable Mitigation Measures from the 2016 EIR.





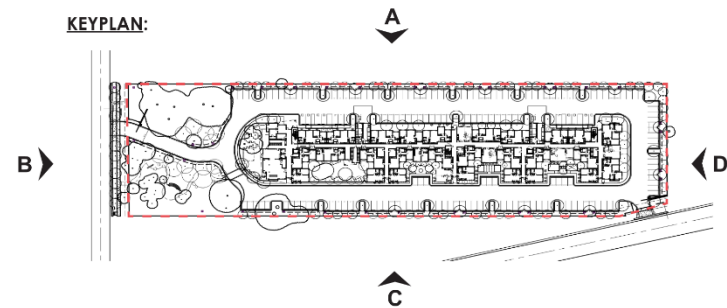
# APPENDIX

| meta experience





# BUILDING ELEVATIONS



**ELEVATION KEYNOTE LEGEND:**

1. METAL PARAPET CAP, TYP.
2. HORIZONTAL SIDING
3. STUCCO WITH CONTROL JOINTS
4. PAINTED FOAM TRIM
5. VINYL FRAME WINDOW, TYP.
6. METAL ROLL-UP DOOR
7. METAL GUARDRAIL
8. TRASH VENT EXHAUST
9. PAINTED ENTRY AWNING
10. PAINTED COLUMN
11. PAINTED DOWNSPOUT

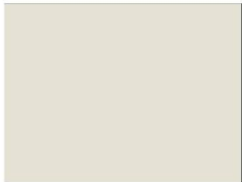
# COLORS & MATERIALS



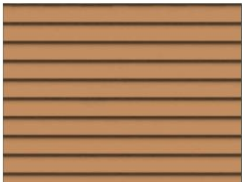
**1** BODY COLOR 1  
**EXTERIOR WALL MATERIAL - STUCCO**  
*Cyberspace SW 7076 by Sherwin Williams*  
*Trim to match where applicable*



**2** BODY COLOR 2  
**EXTERIOR WALL MATERIAL - STUCCO**  
*Bunglehouse Blue SW 0048 by Sherwin Williams*  
*Trim to match where applicable*



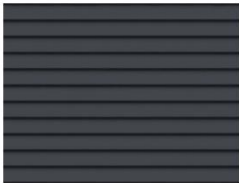
**3** BODY COLOR 3  
**EXTERIOR WALL MATERIAL - STUCCO**  
*Oyster White SW 7637 by Sherwin Williams*



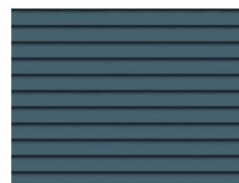
**4** BODY COLOR 4  
**EXTERIOR WALL MATERIAL - SIDING**  
*Eastlake Gold SW 0009 by Sherwin Williams*  
*Trim to match where applicable*



**5** BODY COLOR 5  
**EXTERIOR WALL MATERIAL - STUCCO**  
*Gray Matters SW 7066 by Sherwin Williams*



**6** BODY COLOR 6  
**EXTERIOR WALL MATERIAL - SIDING**  
*Cyberspace SW 7076 by Sherwin Williams*  
*Trim to match where applicable*



**7** BODY COLOR 7  
**EXTERIOR WALL MATERIAL - SIDING**  
*Bunglehouse Blue SW 0048 by Sherwin Williams*  
*Trim to match where applicable*





## CEQA GUIDELINES SECTION 15164. ADDENDUM TO AN EIR OR NEGATIVE DECLARATION

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

**(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.**

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

## REQUIRED ENVIRONMENTAL PERMITS AND APPROVALS

- Clean Water Act Section 404 (U.S. Army Corps of Engineers), including consultation with the U.S. Fish and Wildlife Service under Section 7 of the Endangered Species Act and consultation with the State Historic Preservation Office under Section 106 of the National Historic Preservation Act.
- Clean Water Act Section 401 Water Quality Certification (Regional Water Quality Control Board).
- Consistency Determination or Individual Take Permit (California Department of Fish and Wildlife).
- Biological Resource Impacts Requiring State and Federal Permits:
  - Waters of the U.S. and State.
  - California tiger salamander and its designated critical habitat.
  - Burke's goldfields, Sebastopol meadowfoam, and Sonoma sunshine.