

# Stony Oaks Apartments

## Minor Design Review

### 2542 Old Stony Point Rd



Zoning Administrator

June 1, 2021

Adam Ross  
Interim Senior Planner  
Planning and Economic Development

# Project Entitlements

## Special ZA Approval

### Minor Design Review

Modified Review  
Authority under  
Zoning Code  
Section 20-16.070

## Director Approved

### Density Bonus

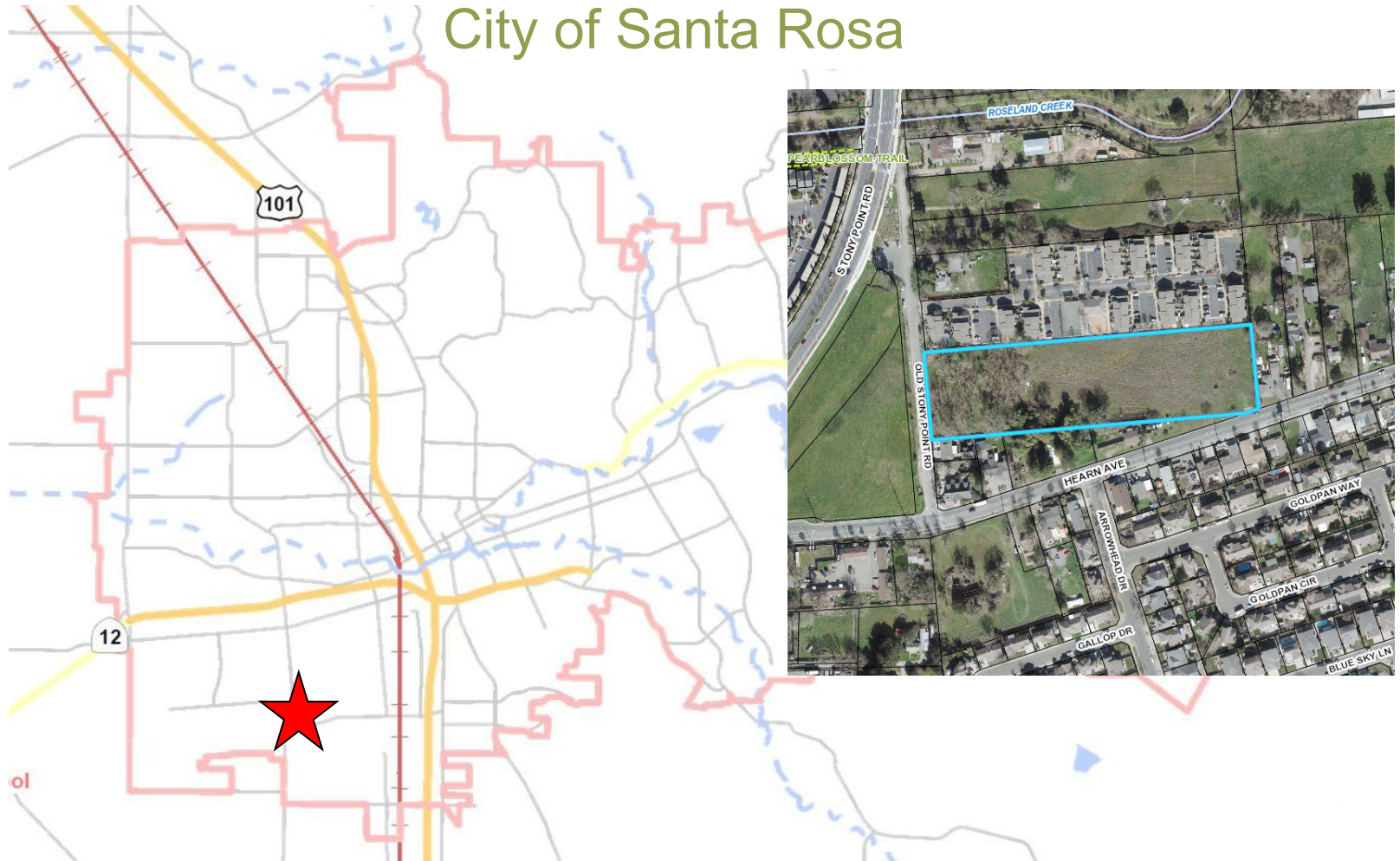
142 units, including  
142 AH units, when  
132 is max GP density  
(when affordable).

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1 Concession:

Height from 45 feet  
allowed to 50 feet

# Project Location

## 2542 Old Stony Point Road



- One, 4-story apartment building
  - 142 Units (7.5% Density Bonus; one concession)
  - One-, two-, and three-bedroom units
  - 2- and 3-story elements on end of building
  - Roseland Priority Development Area
  - Roseland/Sebastopol Road Specific Plan
- Oak grove preservation at entrance
- Childs' play area
- 185 parking spaces (Government Code Section 65915(p)(1))



# Site Plan



# Renderings





# Renderings



# Renderings





# Renderings



# Elevations



**A** NORTH ELEVATION



**C** SOUTH ELEVATION

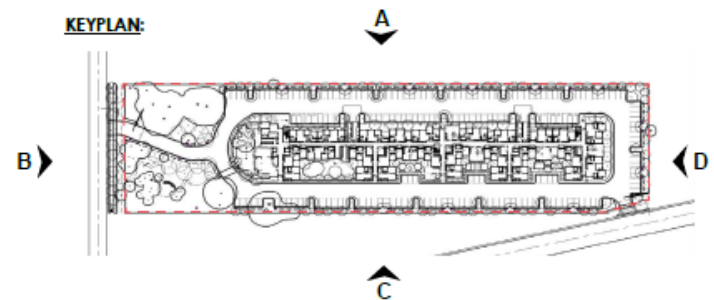


**B** WEST ELEVATION



**D** EAST ELEVATION

**KEYPLAN:**



# Colors and Materials

## 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*

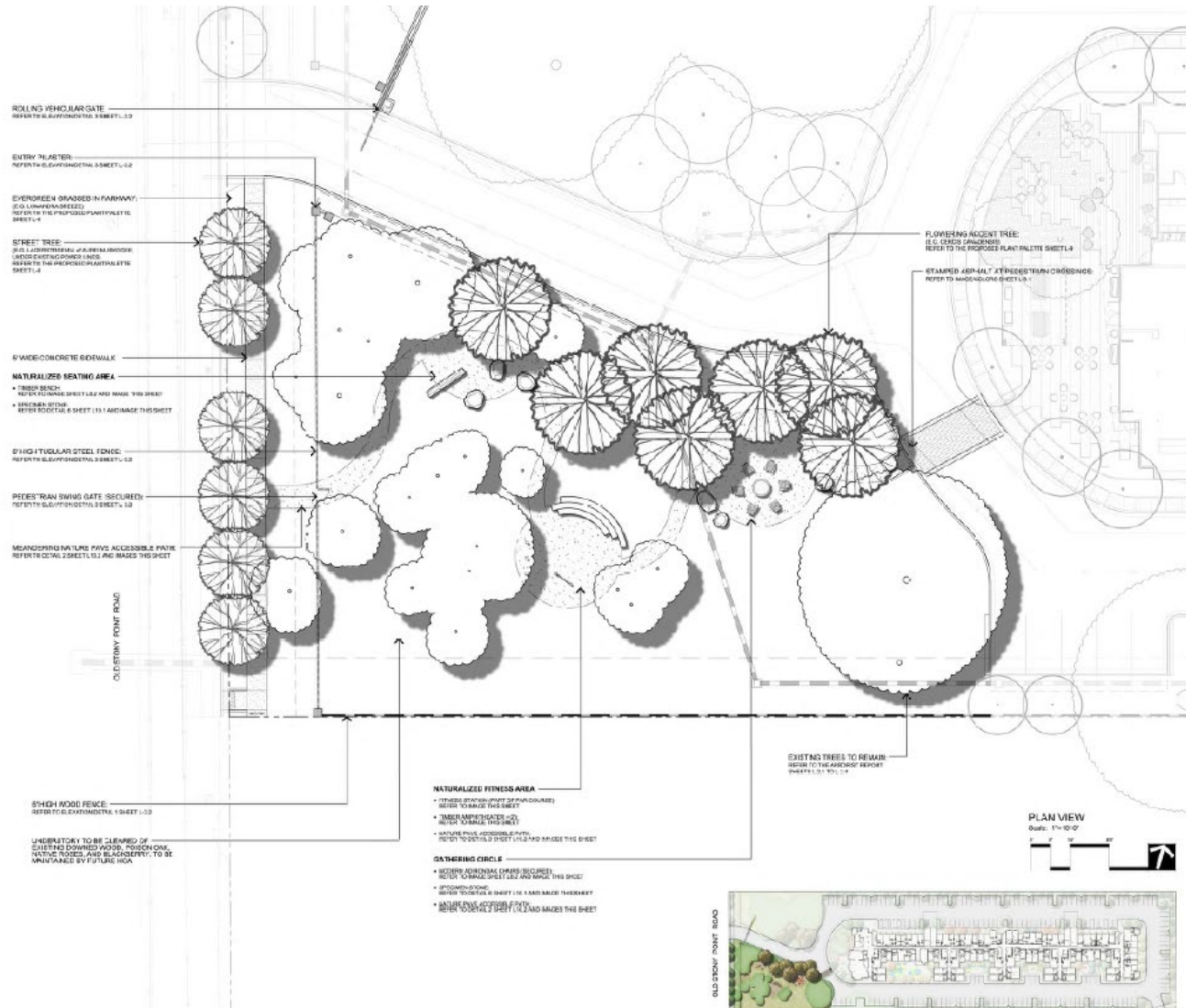




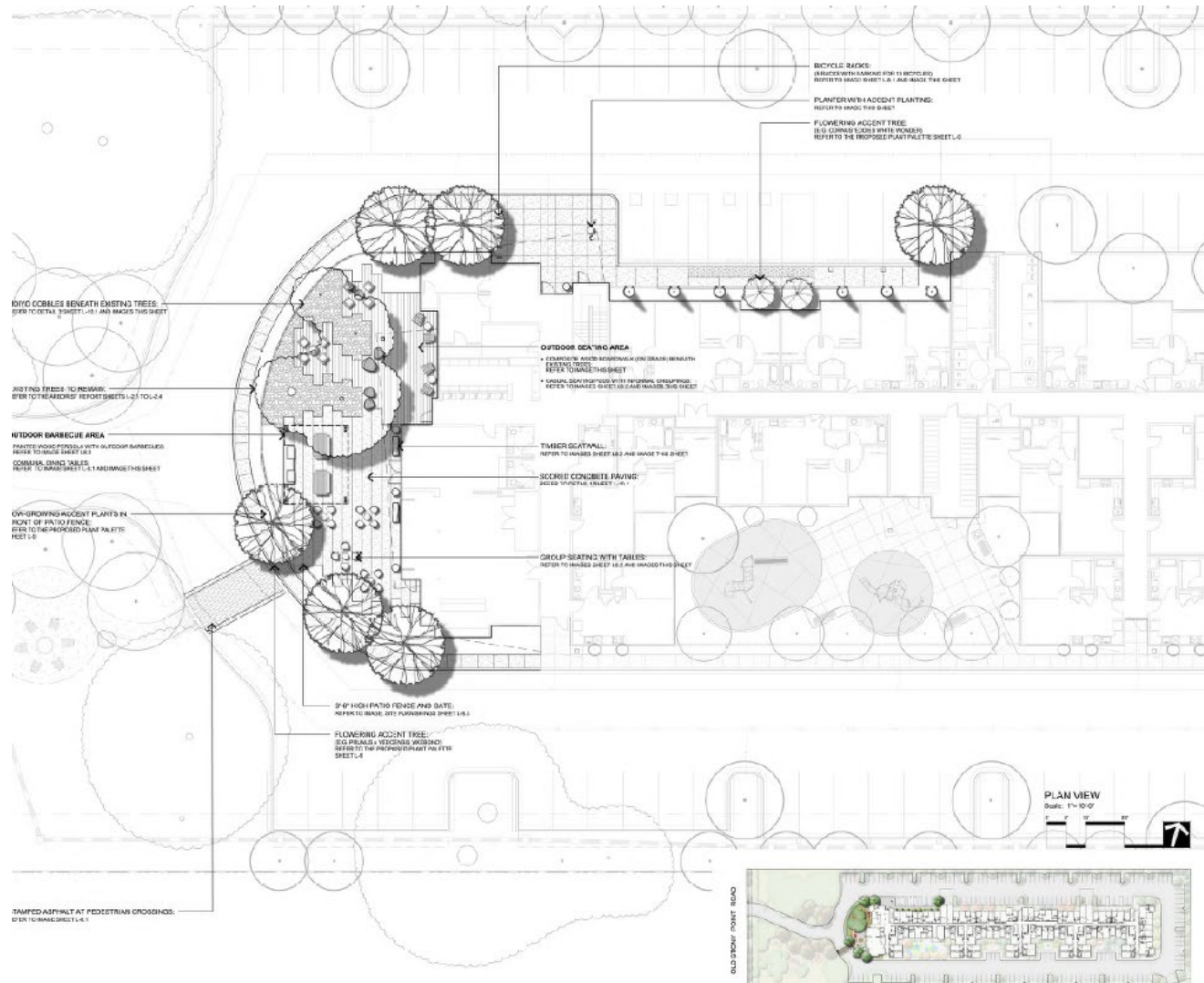
# Landscape Plans



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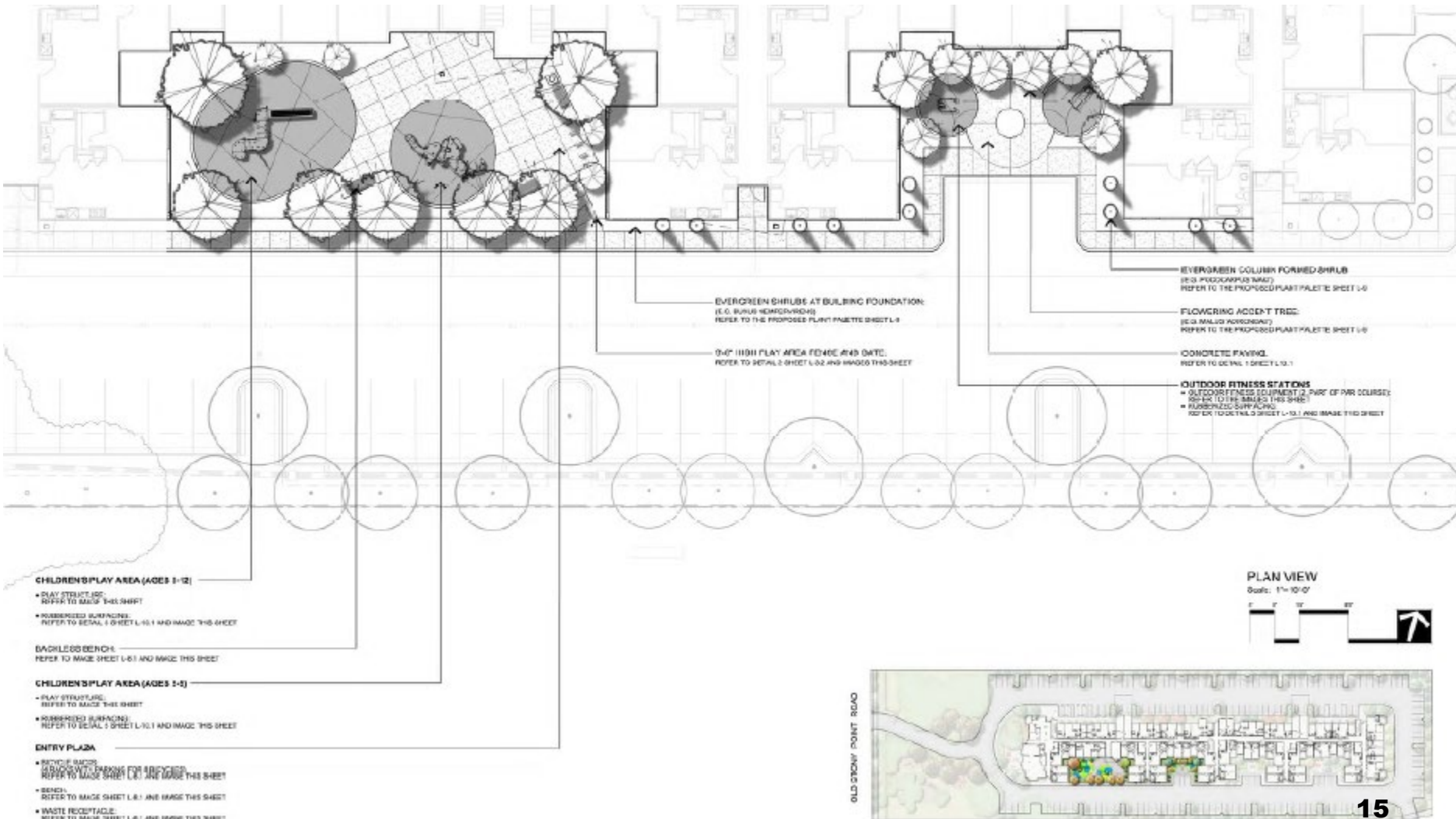


# Landscape Plans

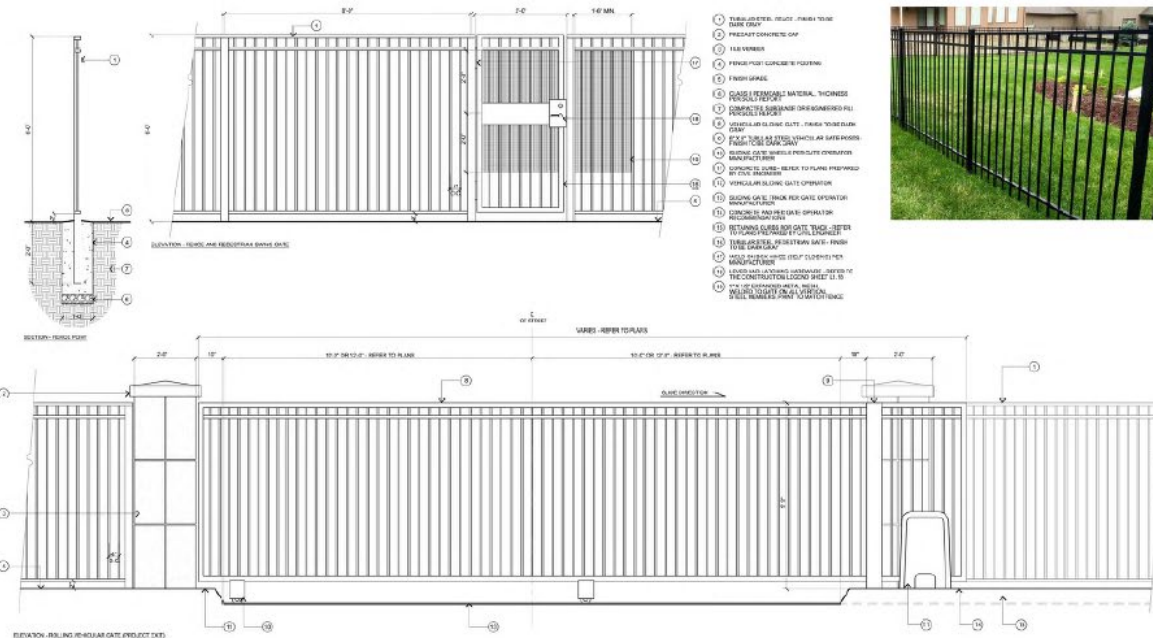
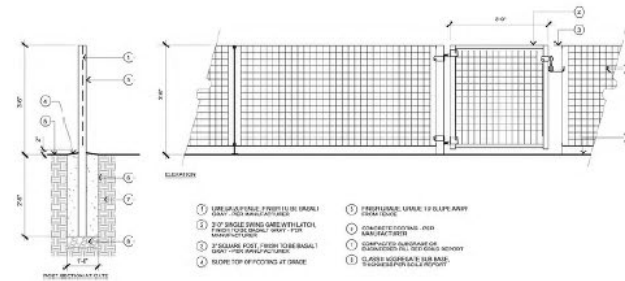
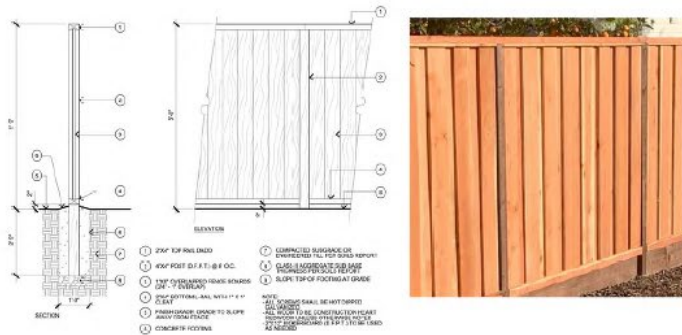




# Landscape Plans



# Landscape Plans



- Traffic Impact Study by W-Trans, April 14, 2021
- 51 a.m. and 62 p.m. peak hour trips
- Intersections will continue to operate acceptably
- Pedestrian and bicycle facilities are adequate

## Recommendations

- To maintain a clear line of sight from the project driveways, it is recommended that any landscaping be low-profile, and that trees be set back outside the vision triangle.
- As directed by the City, the applicant should contribute a proportional share of funds for the signalization of the intersection of Hearn Avenue/Burbank Avenue. The project would be responsible for 9.3 percent of the cost, or \$29,760.



# Environmental Review

## California Environmental Quality Act (CEQA)

- CEQA Guidelines section 15164 provides that an addendum to an approved EIR is appropriate when only minor technical changes or additions are made but none of the conditions described in section 15162 has occurred;
- Addendum concluded that the proposed Project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified as part of the City's environmental review process and none of the circumstances under CEQA Guidelines Section 15162 were triggered, therefore, no additional analysis is required

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