

Acme Family Apartments Minor Design Review Special Zoning Administrator Meeting

1885 & 1905 Sebastopol Rd

September 7, 2021

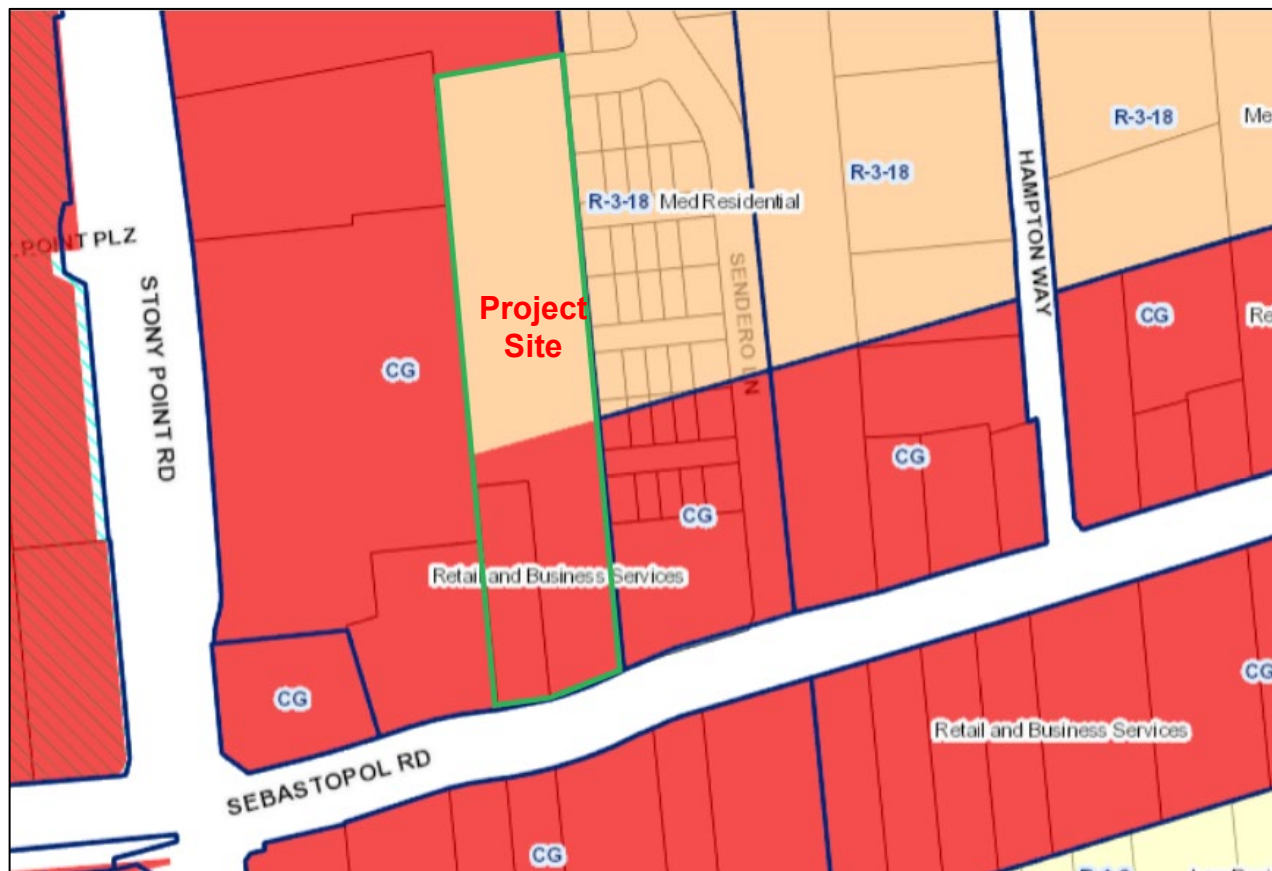
Kristinae Toomians
Senior Planner
Planning and Economic Development

- 2.43 gross acre site
- 4-story affordable multi-family housing
- 77 residential units
- One-story community building facing Sebastopol Rd
- 130 parking spaces

Project Location



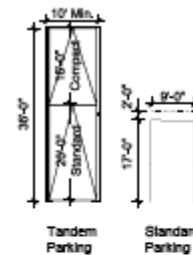
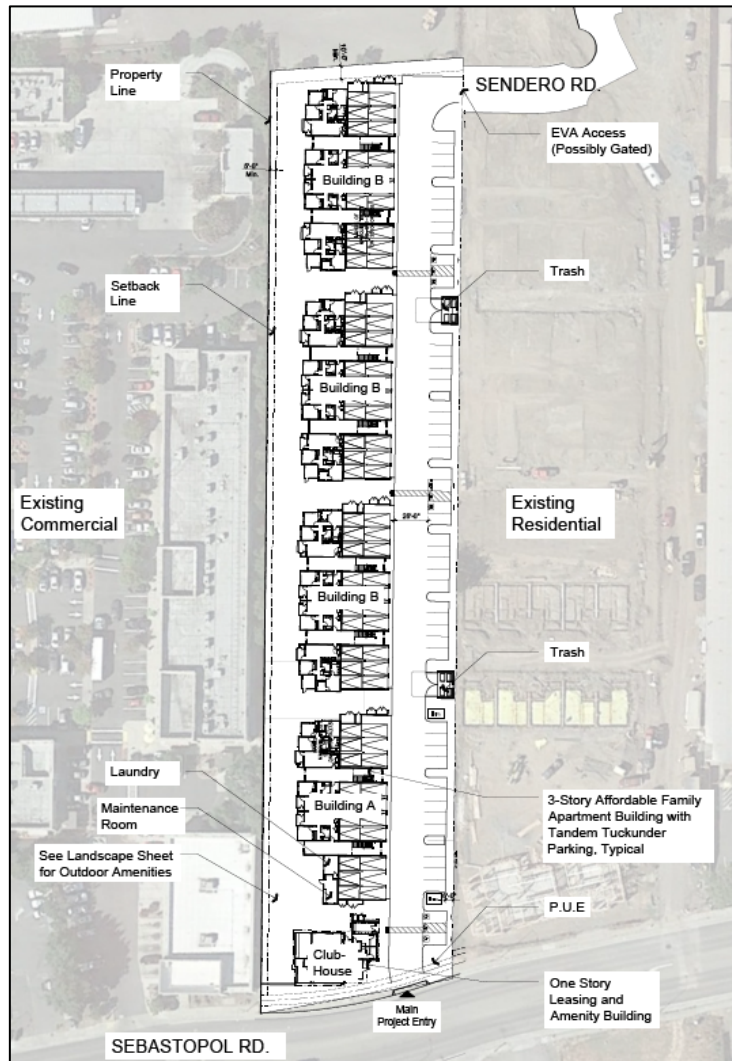
- CG & R-3-18
- Retail & Business Service and Medium Density Residential
- Use is allowed by right



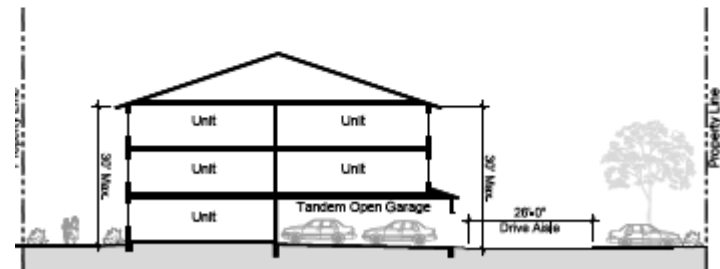
Resilient City Development Measure

- Zoning Code Section 20-16.060 modifies the review authority certain entitlements
- In this case, Major Design Review becomes Minor Design Review after a Concept Design Review with the Design Review Board (DRB)
- DRB reviewed the project on February 4, 2021

- The pedestrian bridges could be more airy
- Explore visual design/treatment of the underside of balconies
- At next submittal, show the materials of diamond shaped shingles
- Consider keeping a corner office on the first floor



Typical Parking Spaces | Scale $\frac{1}{16}"=1'-0"$



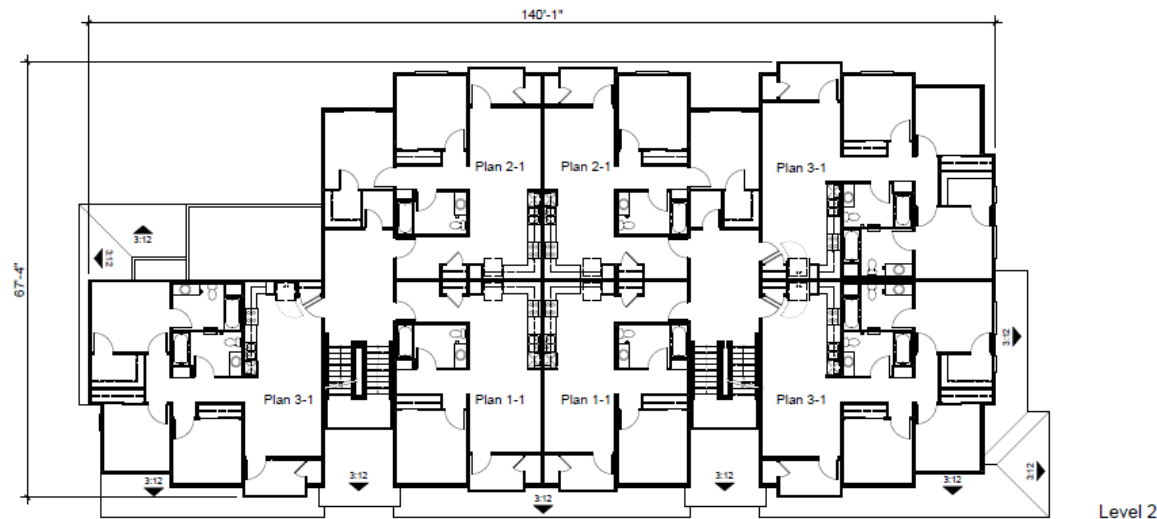
Typical Cross Section | Scale $\frac{1}{16}"=1'-0"$



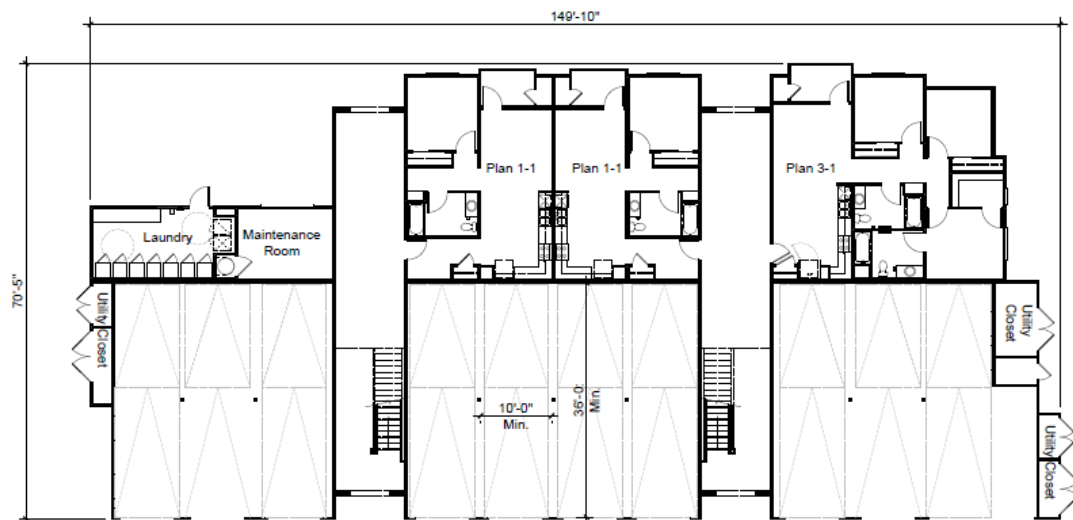
Elevation – Community Building



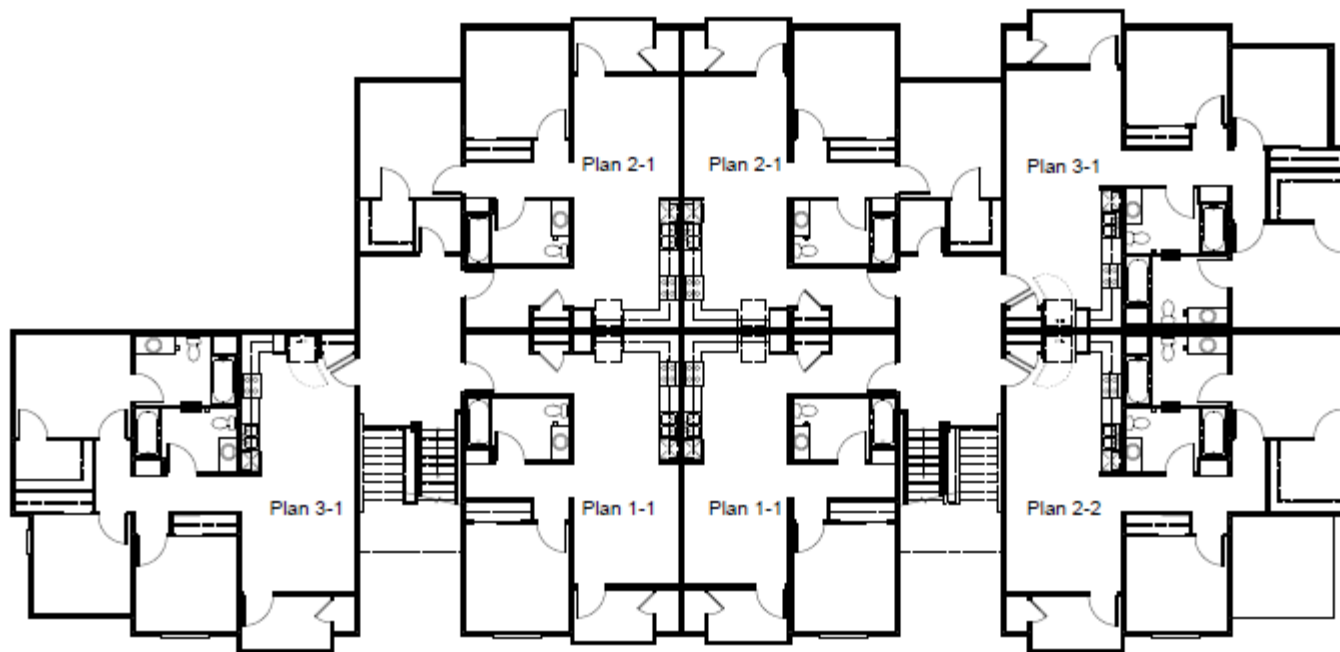
1st & 2nd Floor Plans



Level 2



Level 1



Level 3









The Planning and Economic Development Department recommends that the Zoning Administrator approve the Minor Design Review Permit for the Acme Family Apartments project.

Questions

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