

# Stony Point Flats (Appeal)

## PRJ21-012 (DR21-023, DR21-030)

### 2268 Stony Point Road

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November 9, 2021

Conor McKay, City Planner  
Planning and Economic Development

This project proposes to construct a new 50-unit affordable multifamily development on a 2.9-acre parcel with existing residential/agricultural development. The project includes the construction of bike storage, laundry facilities, tech center, fitness facilities, and playground facilities. Solar panels will be installed on top of the two main residential structures which will allow the project to operate at net zero energy in accordance with Title 24.

May 26, 2021 – Neighborhood Meeting

June 3, 2021 – Concept Design Review

June 24, 2021 – Waterways Advisory Committee (WAC) meeting continued

August 26, 2021 – WAC meeting held

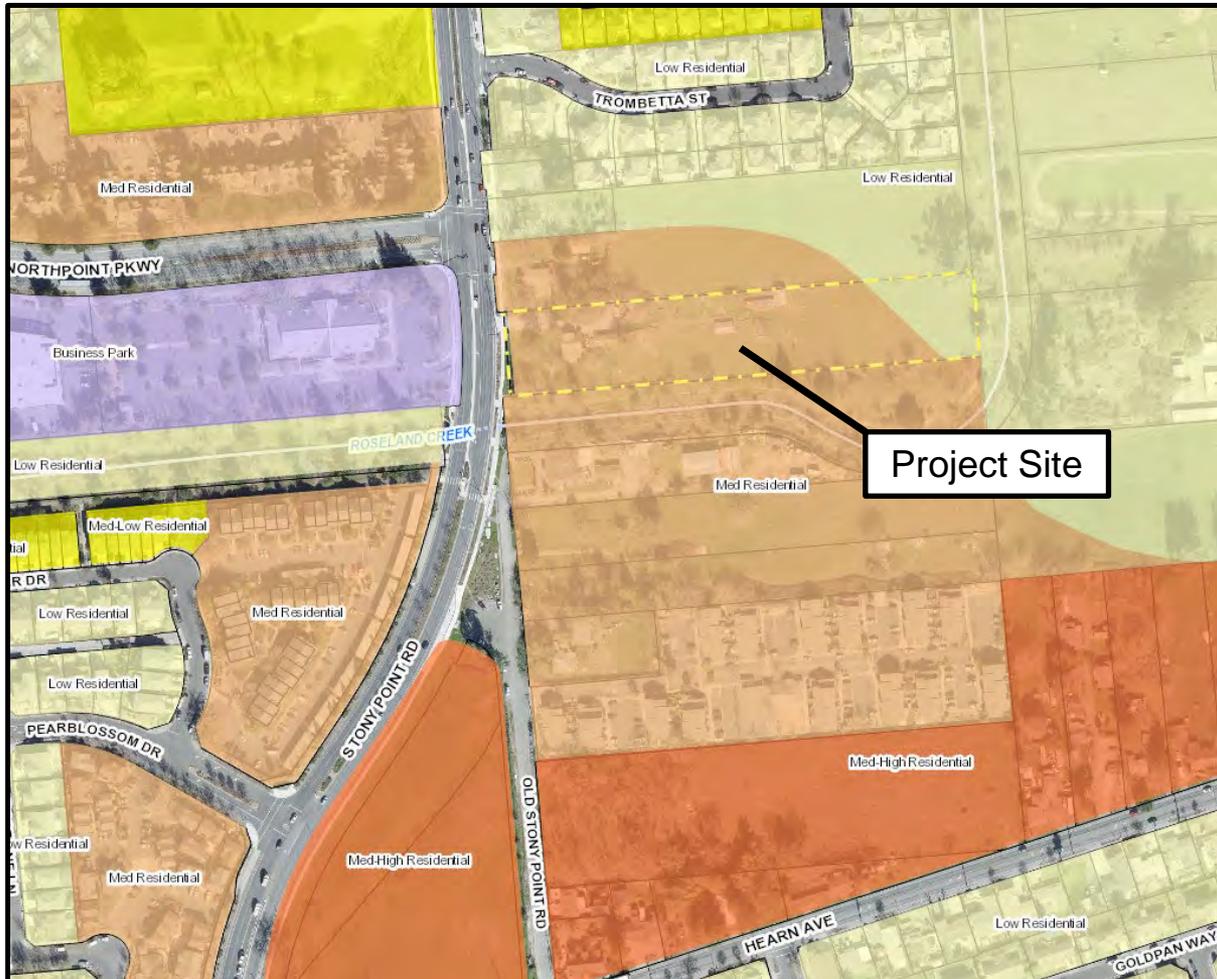
September 2, 2021 – DRB approved Project

# 2268 Stony Point Road



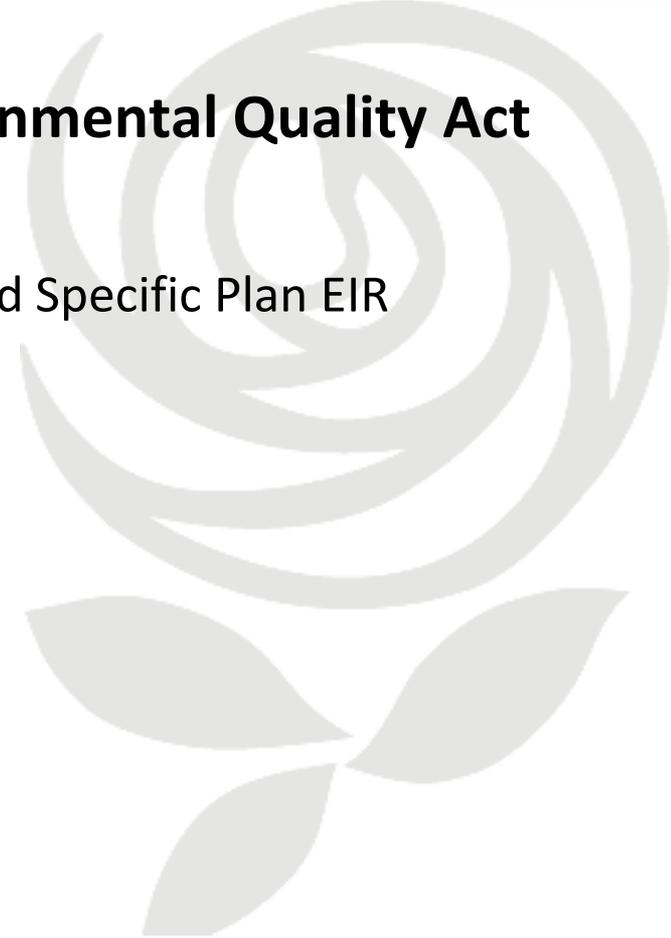


# 2268 Stony Point Road – General Plan Context



## City is the lead agency for California Environmental Quality Act (CEQA)

- Addendum to the Roseland Area/Sebastopol Road Specific Plan EIR
- Technical Studies & Reports
  - Biological Resources
  - Traffic
  - Air Quality
  - Archeological & Historic
  - Geotechnical
  - Noise



# Stony Point Flats (aerial rendering)



# Conceptual Elevations - Building A



1. Front Elevation



2. Right Elevation

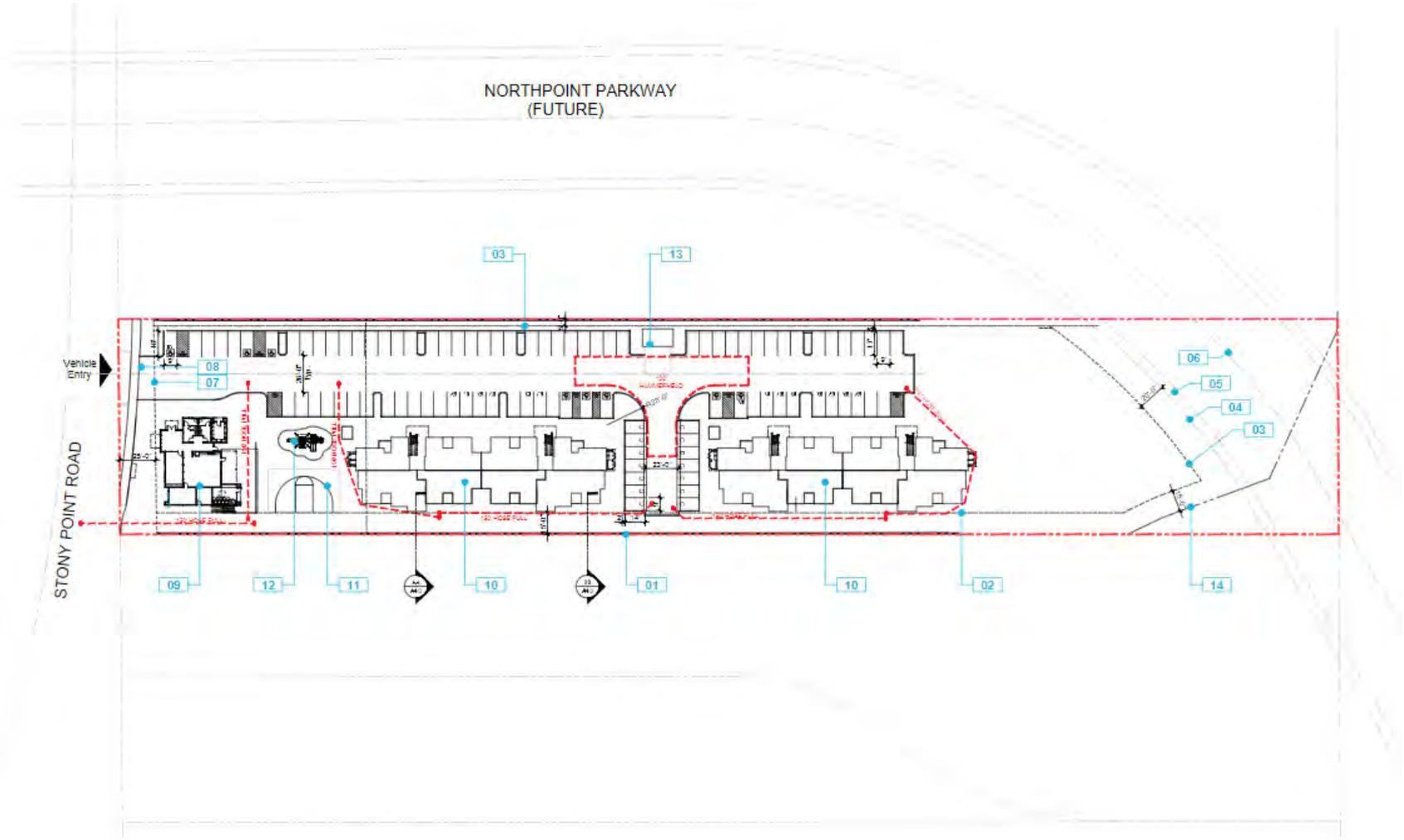
# Conceptual Elevations - Building A



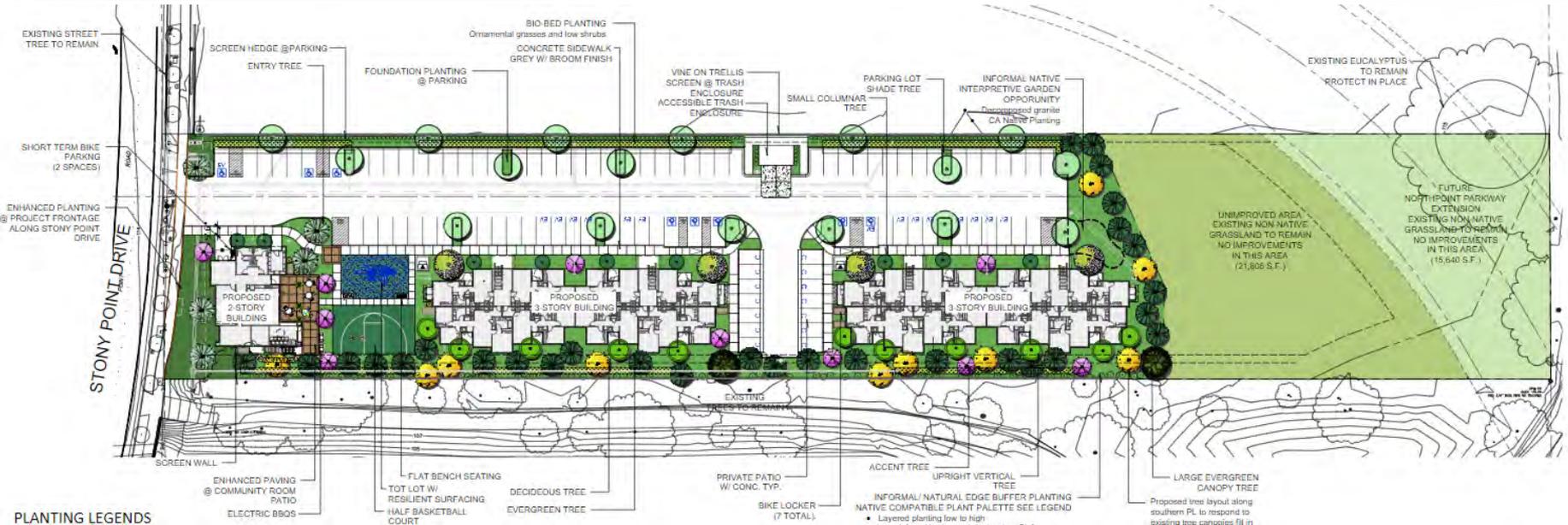
4.Left Elevation

# Perspective – Building A





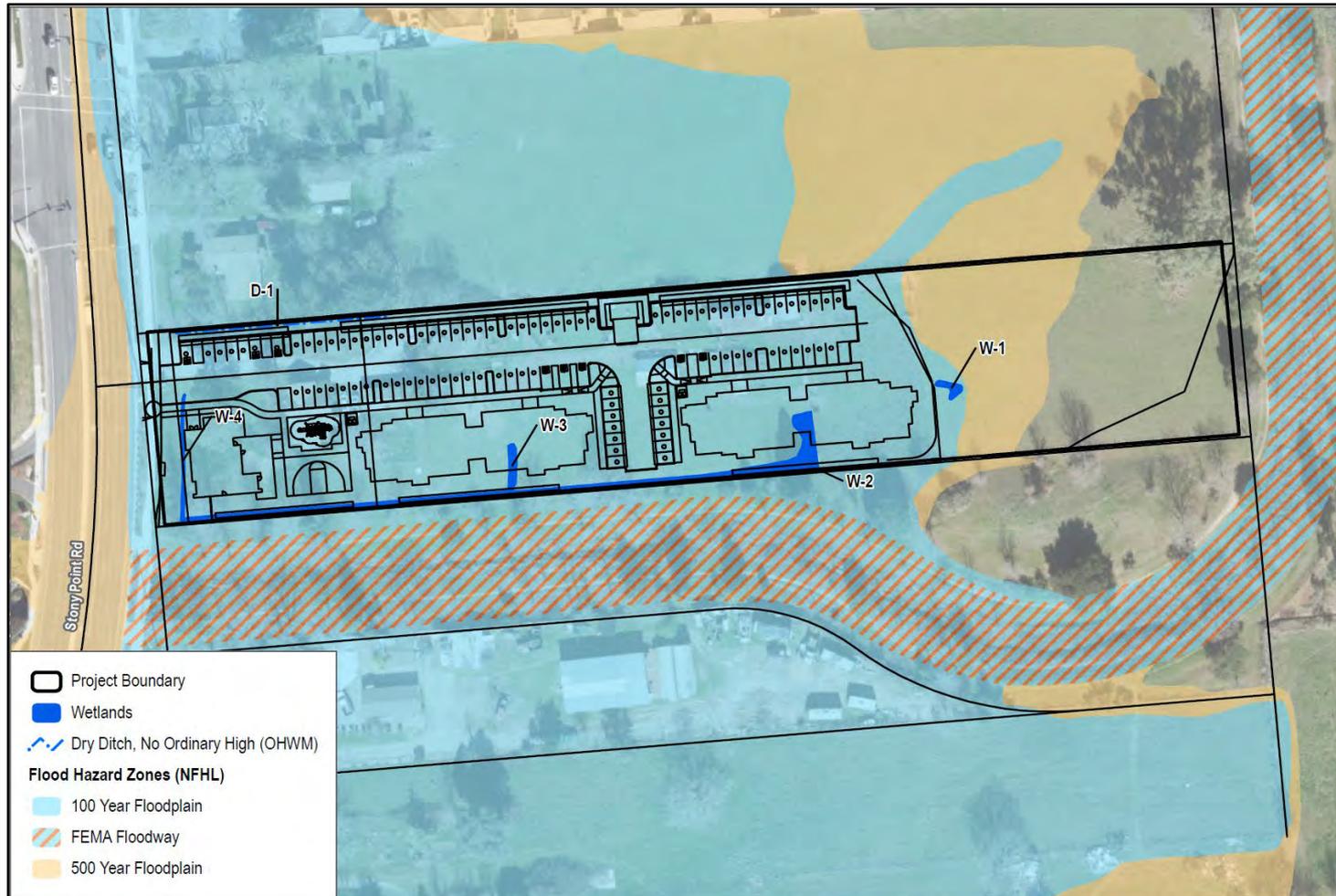
# Stony Point Flats – Conceptual Landscape Plan



PLANTING LEGENDS

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCLS	REMARKS
	PARKING SHADE TREE <i>Rhus lancea - African Sumac</i>	24" Box	18	L	Standard
	ENTRY TREE <i>Olea europaea - Olive</i>	24" Box	3	L	Standard
	<i>Ulmus perrivolis</i> Chinese Evergreen Elm	24" Box	4	L	Standard
	EVERGREEN CANOPY TREE <i>Quercus agrifolia - Coast live oak</i> <i>Quercus lobata - Valley oak</i>	24" Box	18	L	Standard
	<i>Umbellularia californica</i> California Bay Laurel	24" Box	9		
	ACCENT TREE <i>Cercis canadensis</i>	24" Box	10		
	DECIDUOUS TREE <i>Platanus racemosa - California Sycamore</i>	24" Box	10		
	UPRIGHT VERTICAL TREE <i>Tillandsia conferta - Brisbane Box</i>	24" Box	11		
	LARGE CANOPY TREE <i>Sequoia sempervirens - Coast Redwood</i>	24" Box	1		
98 - TOTAL TREES					

# Roseland Creek - Floodplain



SOURCE: ESRI and Digital Globe 2021, Open Street Map 2021, FEMA 2021

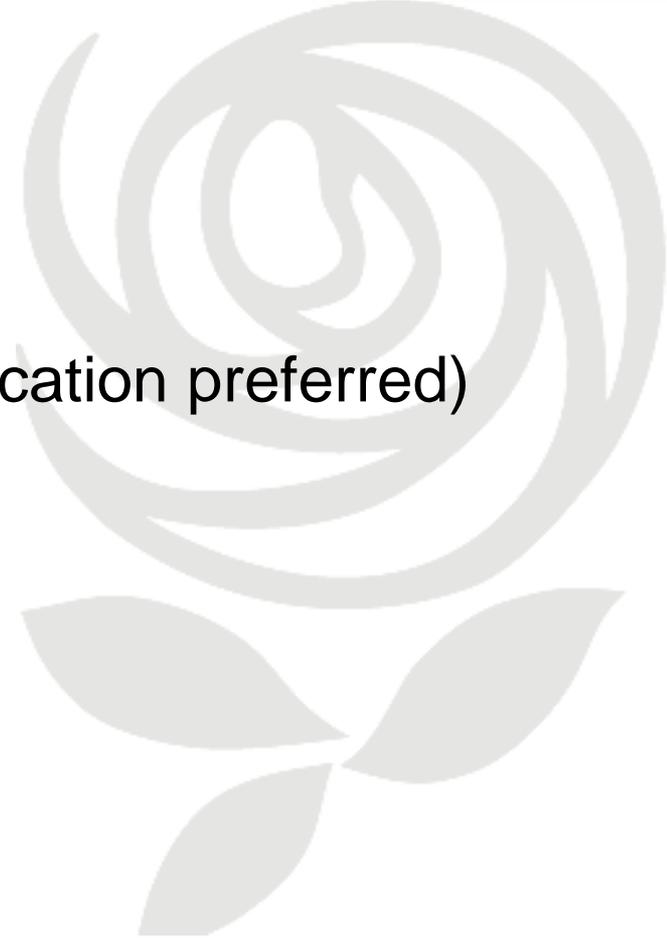
- *Alleged Brown Act Violations*
- *Inadequate Traffic Study*
- *Inadequate and Outdated EIR*
- *Inadequate and False Representations Regarding the Impact of Building in a Seasonal Floodplain*
- *Inadequate Fencing*
- *Inadequate Protection of Heritage Trees*
- *Superior Alternate Building Sites Available*
- *Inadequate Time Provided for Public Records Requests to be Processed and Received prior to DRB Public Hearing*

The Planning and Economic Development Department and the Design Review Board recommend that Council, by resolution, deny the appeal and adopt the Stony Point Flats Addendum and approve minor Design Review to allow the construction of the Stony Point Flats Apartments Project.

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Questions?

