



City of Santa Rosa

Legislation Details

File #:	17-0369	Version:	1	Name:	Deturk Winery Village ROW vacation, density bonus
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	4/13/2017	In control:		In control:	City Council
On agenda:	5/9/2017	Final action:		Final action:	

Title: PUBLIC HEARING - DETURK WINERY VILLAGE - THE COUNCIL WILL CONSIDER A VACATION OF PUBLIC RIGHT-OF-WAY FOR AN 18,725-SQUARE FOOT AREA ALONG THE EAST SIDE OF DONAHUE STREET, AND A DENSITY BONUS FOR A THIRTY-FIVE PERCENT DENSITY INCREASE FOR PROPERTIES LOCATED AT 806 DONAHUE STREET AND 8 W. 9TH STREET, FILE NO. PRJ16-012

BACKGROUND: DeTurk Winery Village is a proposal to construct a mixed use development located at 806 Donahue Street and 8 W. 9th Street. The project includes 185 apartments, of which 15 will be designated to very low income occupants. The project will also retain approximately 20,000 square feet of existing commercial space.

On January 31, 2017, the Council approved, on appeal, Preliminary Design Review and a Landmark Alteration Permit for the project.

On March 23, 2017, the Planning Commission approved two resolutions recommending that Council:

- Approve the subject Vacation of Public Right-of-way to vacate 18,725 square feet along the east side of Donahue Street, spanning from W. 8th Street to W. 9th Street; and
- Approve the subject Density Bonus allowing a thirty-five percent (35%) density increase and two development-related concessions.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that Council, by two separate resolutions, approve a Vacation of Public Right-of-way and a Density Bonus.

Sponsors: Planning and Economic Development

Indexes: Exempt Project

Code sections:

Attachments: 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location & Neighborhood Context Map, 4. Attachment 3 - Density Bonus Justification, 5. Attachment 4a - Project Plans and Elevations, 6. Attachment 4b - Project Plans and Elevations, 7. Attachment 4c - Project Plans and Elevations, 8. Attachment 5 - Affordable Units Exhibit, 9. Attachment 6 - Legal Description, 10. Attachment 7 - Appraisal, 11. Attachment 8 - Technical Reports, 12. Attachment 9 - Commission Minutes, Resos, Staff Report, 13. Attachment - Public Correspondence - (uploaded 5/8/2017), 14. Resolution 1 - Vacation of Public ROW, 15. Exhibit A - Right of Way Vacation, 16. Resolution 2 - Density Bonus, 17. RES-2017-070_Rev Redline, 18. RES-2017-070_Revised (05.16.2017)

Date	Ver.	Action By	Action	Result
5/9/2017	1	City Council	to waive reading of the text and adopt	Pass
5/9/2017	1	City Council	to waive reading of the text and adopt	Pass