



City of Santa Rosa

Legislation Details

File #: 22-137PC **Version:** 1 **Name:** 38 Degrees North Phase 3 Apartment Homes, Mitigated Negative Declaration - Design Review Major - 2660 Petaluma Hill Rd - DR21-026

Type: PC- Public Hearing **Status:** In Committee

File created: 8/25/2022 **In control:** Design Review Board

On agenda: 9/1/2022 **Final action:**

Title: PUBLIC HEARING - 38 DEGREES NORTH PHASE 3 APARTMENT HOMES - DESIGN REVIEW MAJOR - 2660 PETALUMA HILL RD - DR21-026

BACKGROUND: Proposed 30-unit, multi-family residential project in two 3-story buildings on 1.29 gross acres as part of the 38 Degrees North project. Phase 3 of the project includes 15 one-bedroom, 12 two-bedroom, and 3 three-bedroom units, and it is designed to operate with Phases 1 and 2 as a single community via a cross access and reciprocal use agreement. Residents of the three phases will have access to all 38 Degrees North amenities. This project has been found in compliance with the California Environmental Act (CEQA) because a Mitigated Negative Declaration evaluating 38 Degrees Phase 1 was previously adopted by the Design Review Board in August of 2020, and an addendum which evaluated the Phase 3 project was adopted by the City Council in November 2021. No CEQA action is required by the Design Review Board.

Project Planner: Kristinae Toomians

Sponsors: Board of Building Regulations Appeals

Indexes: Mitigated Negative Declaration

Code sections: 15164 - Addendum to an EIR or Negative Declaration

Attachments: 1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location Map, 4. Attachment 3 - Neighborhood Context Map, 5. Attachment 4 - Project Description, 6. Attachment 5 - Architectural Sheets, 7. Attachment 6 - Civil Sheets, 8. Attachment 7 - Landscape Plans, 9. Attachment 8 - Exterior Lighting Plans, 10. Attachment 9 - Color Photographs, 11. Attachment 10 - Public Correspondence, 12. Attachment 11 - Retail and Grocery Market Analysis, 13. Attachment 12 - 1st Quarter 2021 Vacancy Rates, 14. Attachment 13 - IS-MND Addendum, 15. Attachment 14 - Phase 1 and 2 Resolutions.pdf, 16. Attachment 15 - Phase 2 MND, 17. Attachment 16 - Conceptual Design Review Packet, 18. Resolution, 19. Exhibit A - Addendum, 20. Presentation, 21. Applicant Presentation as of 9.1.2022, 22. Late Correspondence as of 9.1.2022

Date	Ver.	Action By	Action	Result
9/1/2022	1	Design Review Board	to waive reading of the text and adopt	Pass