



## **PROJECT NARRATIVE**

### **Project Description:**

The 1910 Sebastopol Road proposed project to construct a mixed-use development (Retail/Apartments) of 5 Story building having total 75 residential units and 6,815 sq.ft. of ground floor retail. The proposed project is a Retail/Apartments which included 5% affordable units' addition.

### **Existing conditions-**

The project site is currently served as retail with the following existing land uses to be removed:

- Approximately 3,000 square feet of M D Liquor and Food retail store
- Approximately 3,035 square feet of D&K Maytag Coin Laundry retail store
- Approximately 2,975 square feet of the Whiskey Tip drinking place.

### **Design Criteria-**

A proposed project to construct a mixed-use development Retail/Apartment located northwest of the intersection of Stony Point Road and Sebastopol Road, south of Highway 12. It consist of a total site area is 75,746 (1.74 acres) & APN number is 125-031-054,125-031-073, 125-131-082,125-031-083. Proposed building gross square footage is 81,186.

### **Community Benefit Description-**

Out of 75 units, (5% of total affordable units provided) i.e., 3 affordable units are one-bedroom set (each unit is 405 sq.ft.) provided on 3<sup>rd</sup> thru 5<sup>th</sup> floor, 1 unit is two-bedroom set provided on 2<sup>nd</sup> floor. Private open space/Balcony attached with each type of room to see outside view. C-Store (2,456 sq.ft), public bar (1,500 sq.ft) & laundry room (1,654 sq.ft) and covered parking area (13,241 sq.ft) provided on first floor.

Within the site, internal pedestrian facilities are provided to the east and west of the project building. These facilities connect on-site amenities, garage access, and retail access to the existing sidewalks along Sebastopol Road.

Pedestrian facilities direct access to the nearest transit stop located at the southeast corner of Stony Point Road and Sebastopol Road. A transit stop is also located at the northeast corner of Stony Point Road and Sebastopol Road.

### **Architectural features-**

- The placement of windows, columns, jogs and other architectural features has been used in such a way that it creates a sense of rhythm to the viewer.
- The wall planes have been divided into modules and vertical/horizontal articulation has been provided to divide the primary façade into subordinate elements.
- Open space with 36,37 sq.ft for gathering purposes has been provided within apartments on second floor.
- The basic roof form of building is flat & multiple high & low roof parapets provided.
- Vertical columns have been provided on elevation to break up the large façade.



- Main building finish on exterior side is stucco materials & score lines have been provided on the building which bring rhythm to the elevations and the surroundings.
- All ground mounted & roof mounted mechanical equipment apparatus & electrical equipment will be fully screened from any side of public view through landscaping.

#### **Surrounding land uses-**

- Proposed main driveways along Sebastopol road of north side. Popeyes Louisiana Kitchen existing building located on corner of west side of site along Sebastopol road & Stony Point road. Existing building Pupusas & Tacos Marquez along east side & some residential units located on south side.

#### **Site Access-**

The proposed development will be accessible through three project driveways with one along Stony Point Road min 17ft wide and two along Sebastopol Road min 26ft wide each. Project Driveway #1, along Stony Point Road is an un-signalized driveway with outbound right turn access only. Project Driveways #2 and #3 along Sebastopol Road are un-signalized driveways with full access. Vehicles may access the parking garage on the south end of the project building.

#### **Parking analysis-**

- The City of Santa Rosa's City Code contains parking requirements by land use type. Parking requirements for multifamily dwelling, multifamily affordable housing, and retail trade uses applied to the proposed project.
- Since the project is providing affordable units and is requesting a density bonus, the parking requirements in the 2019 California Government Code, Title 7, Chapter 4.3, Subdivision (p) which required the residential portion of the project to provide 51.5 parking spaces. The proposed parking 99 parking (included all type of parking spaces) are sufficient to meet the parking required. 4 accessible car parking spaces have been provided.
- Parking spaces are also located around the perimeter of the project building. Drive aisles within the site are two-way with the exception of the short segment near Project Driveway #1, adjacent to the angled parking spaces, since this driveway is outbound access only.
- Five bicycle racks for short term bicycles & 6 bicycle lockers for long term bicycle spaces have been provided in covered parking area. A asphalt concrete for parking surface has been provided for both covered & open parking areas. Refer site plan sheet A1.0.0 along latest submittal.

#### **Trash enclosure-**

- For waste receptacle trash enclosure provided on east side of building inside covered parking area. Approx. 10 ft high solid walls on three side of trash enclosure have been provided. Trash enclosure is fully screened from residential view & public view. Provided materials & finishes to match the main building.
- Three trash bins provided (included recycling, reuse & composting of waste) inside the trash enclosure. Refer attached sheet A4.3.1 for trash details.

#### **Existing Fence-**



- Approx. 6'-0" high wrought iron fence along eastern side and wood fence on southern side located on proposed site. Please refer to updated site plan sheet A1.0.0 for location of existing fence. On sheet A8.0.0 provided site photographs & also included pictures of exist fence.

#### **Emergency services-**

- Min 26 ft wide for truck route access road from Sebastopol Road has been provided around building.

#### **Building Elevations & Sections-**

- Refer A2.0.0, A2.1.0 sheets for black & white elevation. Further refer A2.0.0A, A2.1.0A sheets for colored elevations. Material tags also marked.
- A maximum building height is 55 ft allowed as per city code sec 20-23-040, table 2-7. Our main parapet is 55'-0" high. There is secondary parapet is 57'-6" high which surround approx. 50% of building perimeter.
- A cross-section provided for proposed structure showing the heights from finish level to top of parapet. Two building sections longitudinally & lateral provided on attached sheet A3.0.0.

#### **Material & colors-**

The Color Palette used in exterior elevations is by Sherwin William. Accent color used to compliment the primary colors and further for emphasis & to enhance a color scheme. Refer attached material board.