

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
February 6, 2025

PROJECT TITLE

2000 Piner Apartments

APPLICANT

James Henderson
Henderson Architects, Inc

ADDRESS/LOCATION

2000 Piner Road

PROPERTY OWNER

Curtis & Rebecca Clemmer

ASSESSOR'S PARCEL NUMBER

036-011-046

FILE NUMBER

DR24-034

PROJECT SITE ZONING

RR-40 – Rural Residential

GENERAL PLAN DESIGNATION

Retail/Medium Residential

APPLICATION DATE

August 19, 2024

APPLICATION COMPLETION DATE

September 17, 2024

PROJECT PLANNER

Kristinae Toomians

RECOMMENDATION

Provide comments, suggestions, and recommendations related to the design of the Project

PROPOSAL

Applicant proposes 103-unit, 4-story mixed-use apartment complex. The project features three 4-story buildings situated above two semi-recessed parking garages. Along Piner Road, one building will include four ground-floor retail spaces with senior housing above, while the other two buildings will offer rental units available to all ages, sharing a common parking garage. The buildings will be arranged around a central plaza at the north end of the site, with amenities such as activity areas, a pool, and a community building located to the south.

Attachments

Attachment 1 – Disclosure Form
Attachment 2 – Neighborhood Context Map
Attachment 3 – Design Narrative
Attachment 4 – Project Plans
Attachment 5 – Public Correspondence