

Lago Fresca Apartment Conditional Use Permit File No. CUP22-050



2445 Summerfield Road and
4744 Hoen Avenue

December 11, 2025

Monet Sheikhali, Acting Supervising Planner
Planning and Economic Development

Conditional Use Permit for a 50-unit multifamily residential development

The project is a development of 50 housing units on 1.31 acres. It includes 4 units for very low-income residents and offers 63 parking spaces. There are 4 buildings that range from 3 to 4 stories tall. Includes on-site amenities such as a community room for gatherings, a play structure, an outdoor seating area, and barbecues.

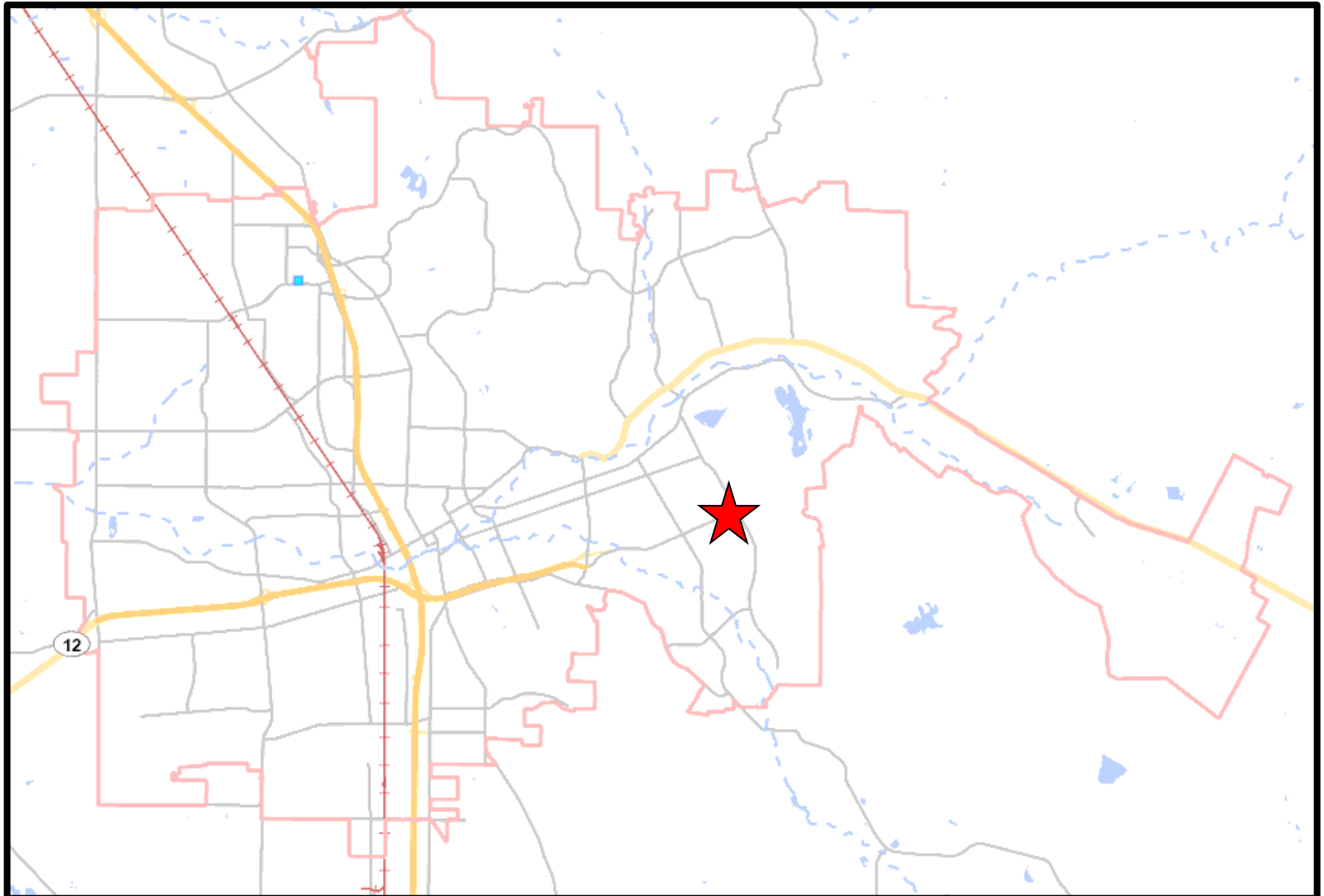
The project has received a 32.5% density bonus approval for the provided 4 (10%) affordable units and the following concessions and waivers:

- ❖ Concession to relocate all the affordable units into a single building
- ❖ Concession for parking reduction

- ❖ Waiver to increase the maximum allowable height from 35 to 45
- ❖ Waiver to decrease the Front Yard Setback on Summerfield Road
- ❖ Waiver to decrease the Front Yard Setback on Hoen Avenue from
- ❖ Waiver to reduce the required covered parking spaces from 50 to 38
- ❖ Waiver to reduce the minimum width of a covered parking space from 9.5 feet to 9 feet

Project Location

2445 Summerfield Road & 4744 Hoen Avenue



Project Aerial View

2445 Summerfield Road & 4744 Hoen Avenue



General Plan & Zone

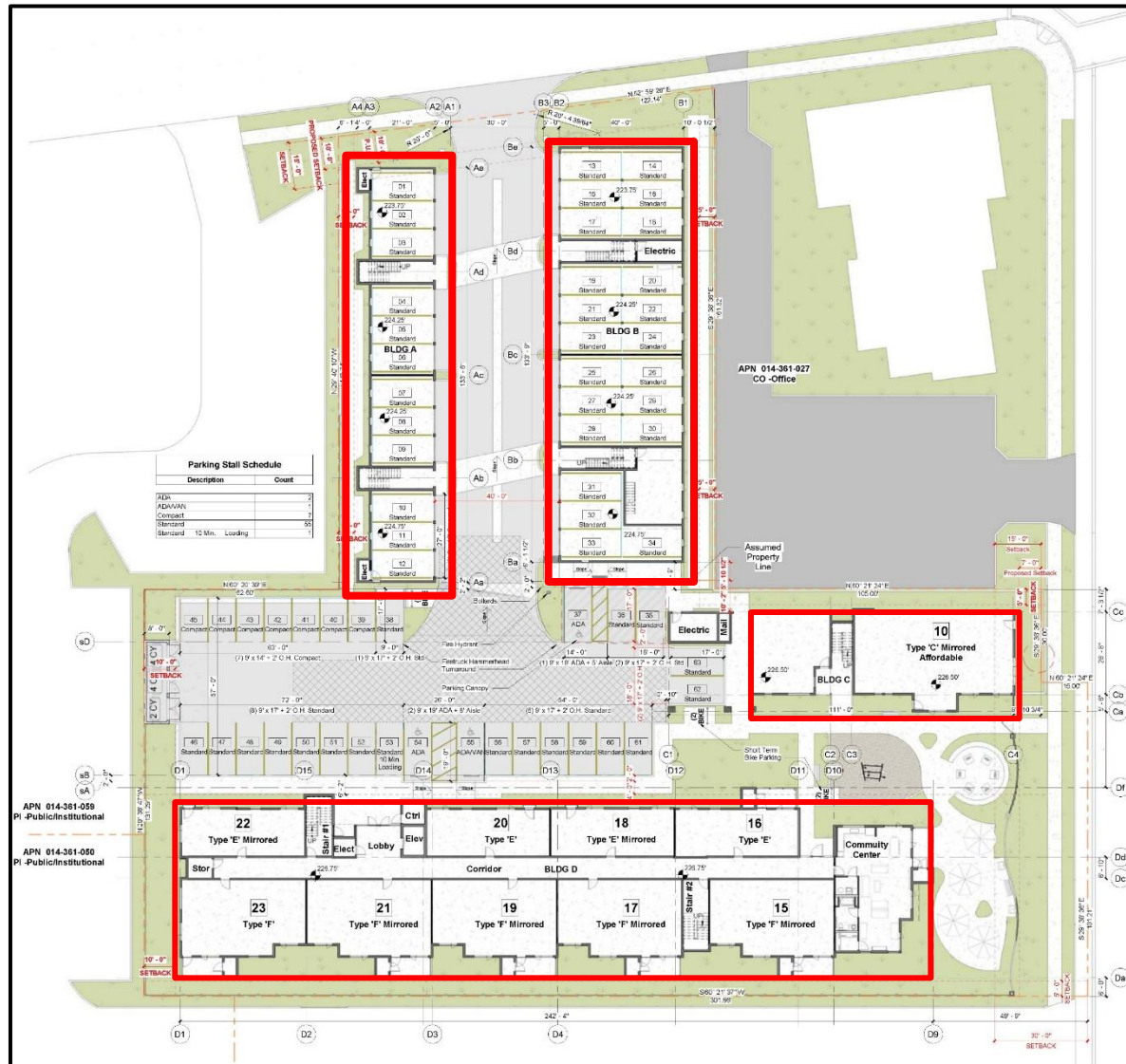
2445 Summerfield Road & 4744 Hoen Avenue

General Plan: Office
Zone: Office Commercial (CO)



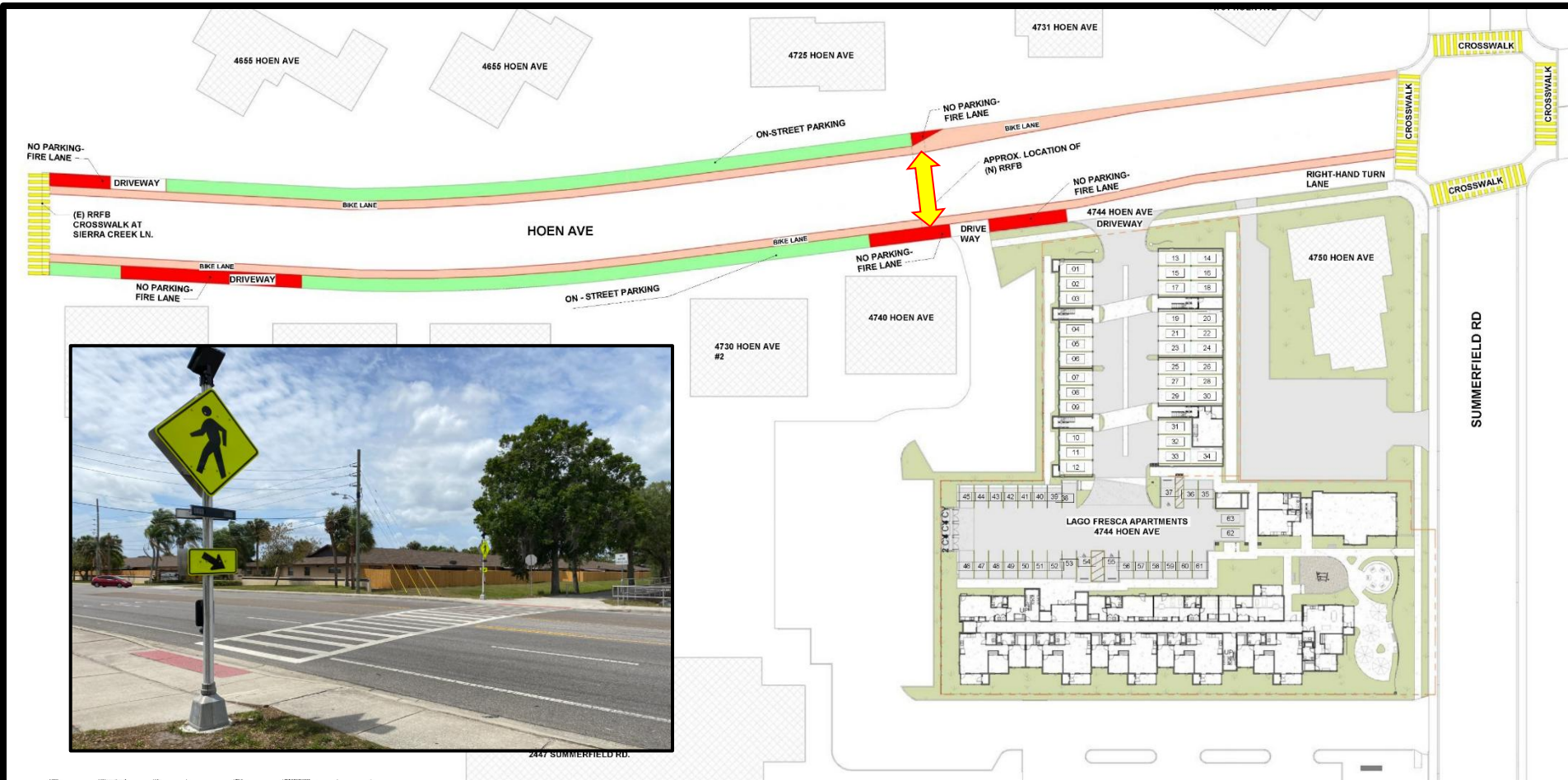
September 29, 2021	Pre-application Neighborhood Meeting was held
March 3, 2022	Design Review Board Meeting was held for Concept Design Review
August 18, 2022	Project applications submitted
September 16, 2022	Notice of Application was distributed
November 12, 2025	Director approved the Density Bonus Letter
December 1, 2025	Planning Commission public hearing notice was distributed
December 1, 2025	Project is scheduled for the Design Review and Preservation Board Meeting

Project Site Plan



Project Site Plan

Rectangular Rapid Flashing Beacon



General Plan Goals and Policies

The project has been found to be consistent with General Plan 2035 and 2050, the 2023-2031 Housing Element, and the Santa Rosa Zoning Code

- LUL-E-6** Allow residential or mixed-use development in the Retail and Business Services or Office designations
- LUL-F** Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- Policy 2-4.1** Encourage compact, attractive development that creates complete neighborhoods
- GOAL H-1** Encourage the development of housing to meet the needs of all Santa Rosa residents.

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

- Class 32 exemption under California Government Code Section 15332 – Infill development

- ❖ Repeated concern that 63 parking spaces for 50 units is inadequate and will create overflow into surrounding neighborhoods.
- ❖ Hoen and Summerfield are already congested, especially during school hours and emergencies, and the traffic increase will worsen safety and access.
- ❖ Residents have expressed concerns that the proposed building height does not fit the primarily one- or two-story neighborhood, with some requesting a reduction in units or building height.
- ❖ The scale and density of the project are incompatible with the area.
- ❖ Potential impacts on home values, noise, and local businesses.
- ❖ Multiple residents believe the multifamily use is inconsistent with the General Plan and the commercial/office zoning district, and that the project requires an Environmental Impact Report (EIR).
- ❖ Concerns about construction noise affecting nearby businesses during work hours.

Planning Commission's Role

- The Planning Commission is charged with reviewing the Conditional Use Permit for the proposed residential use on a site Zoned Office (CO).
- The Design Review and Preservation board is charged with reviewing the site design, architecture, and landscaping.
- The Density Bonus request has been approved by the Director of Planning and Economic Development.

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the Conditional Use Permit for the Lago Fresca Project, a 50-unit multifamily residential development, located at 2445 Summerfield Road and 4744 Hoen Avenue.

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