



Mosaic Apartments

Design Review (DR20-051)

1683 Petaluma Hill Rd

July 6, 2023

Sachnoor Bisla, City Planner
Planning and Economic Development

Multi-Family Apartment Complex

- 147 Apartments
- 1- & 2-Bedroom units
- Eight 3-story residential structures
- Recreation Facility
 - Workstations and conference rooms
 - Gathering space with kitchen
 - Outdoor recreation areas
 - Full gym

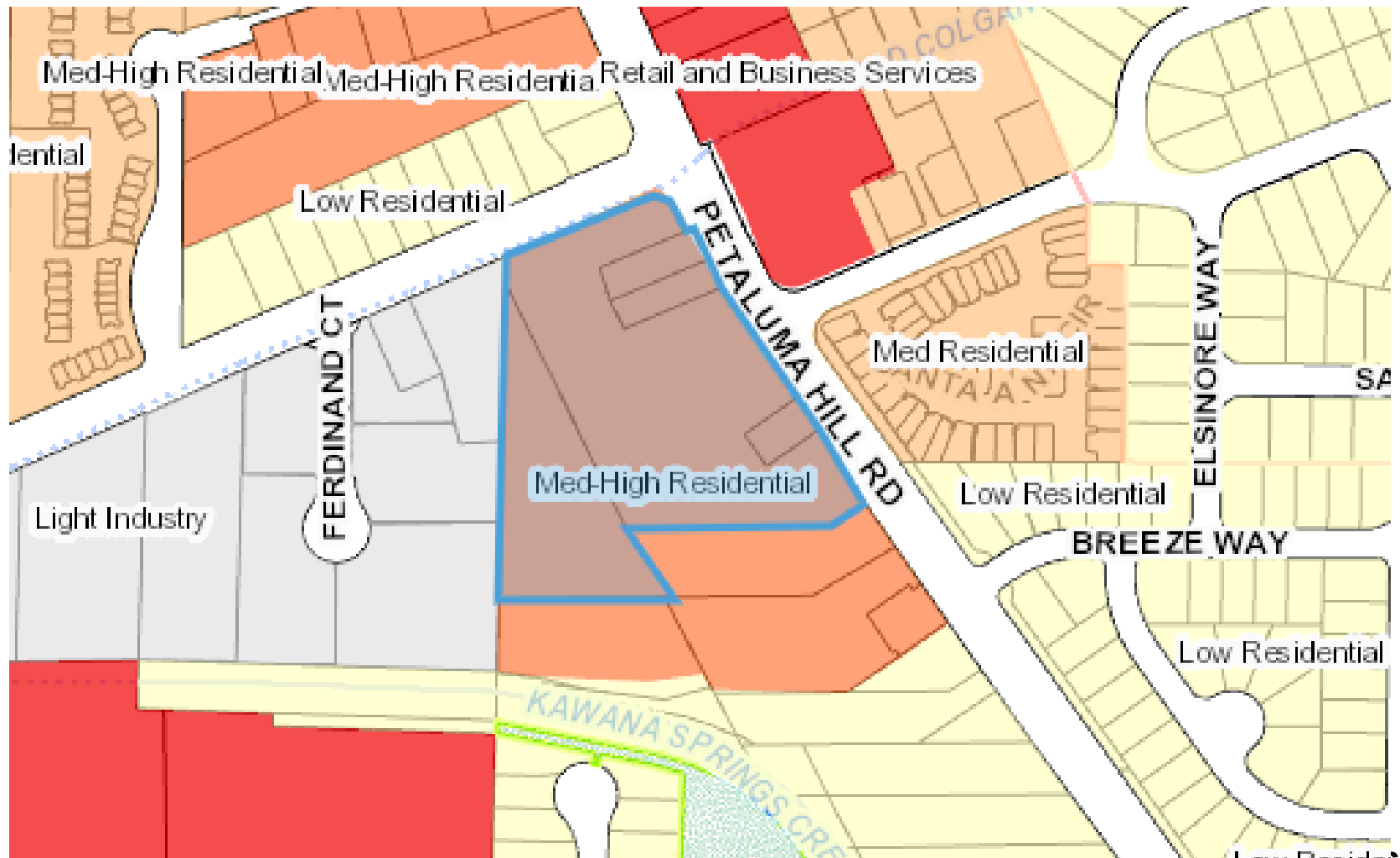
1683 Petaluma Hill Road Existing Conditions

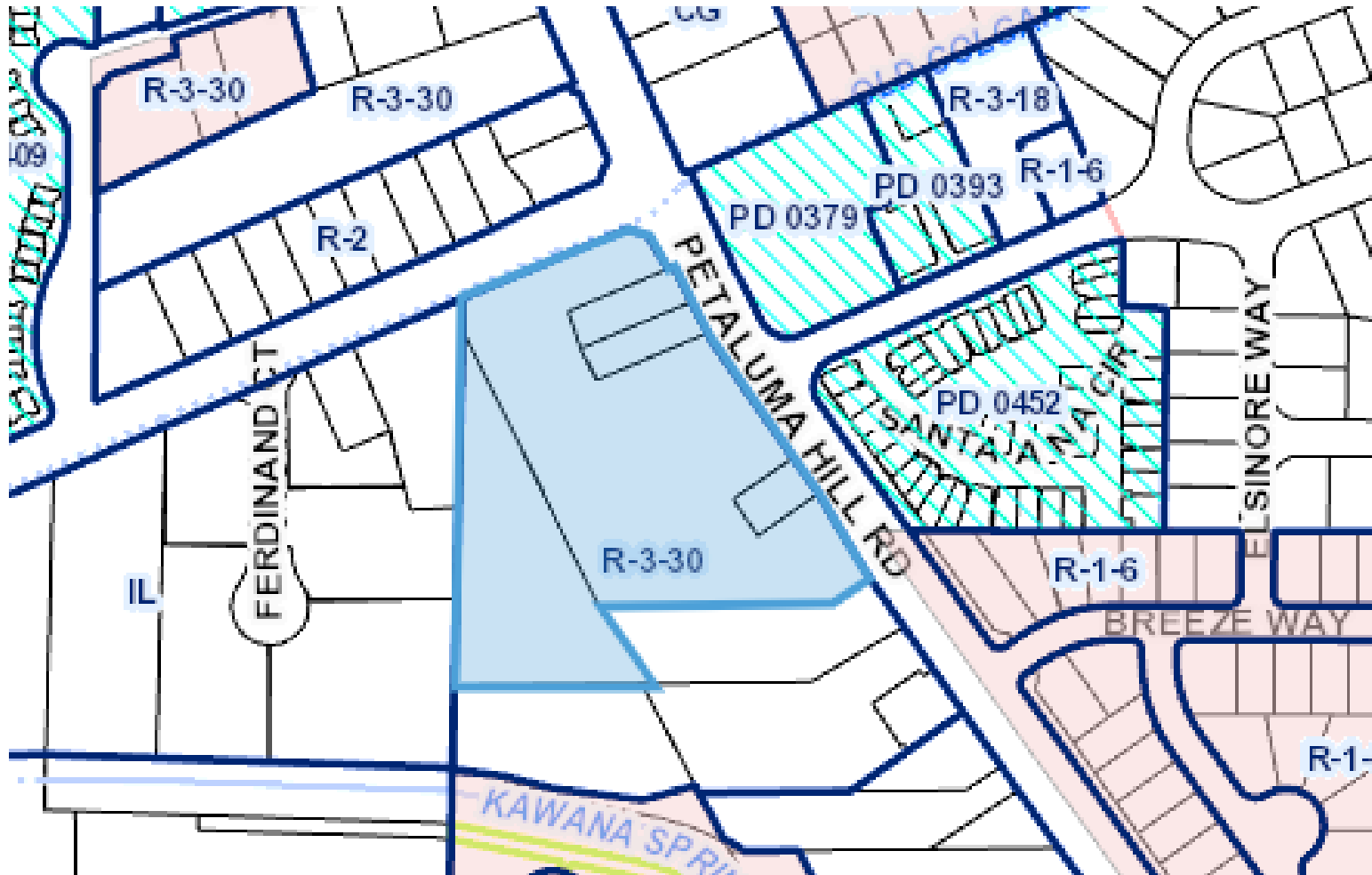


1683 Petaluma Hill Road Neighborhood Context



- March 10, 2020 – Pre-Application Meeting with staff
- July 16, 2020 – Concept Design Review
- August 5, 2020 – Neighborhood Meeting
- November 2, 2020– Application submitted





The project will implement several goals of the General Plan:

- Meet the housing needs of Santa Rosa residents.
- Maintain a diversity of housing stock.

Mosaic Apartments has been reviewed and conditioned in compliance with City development standards.

Required Findings (Design Review)

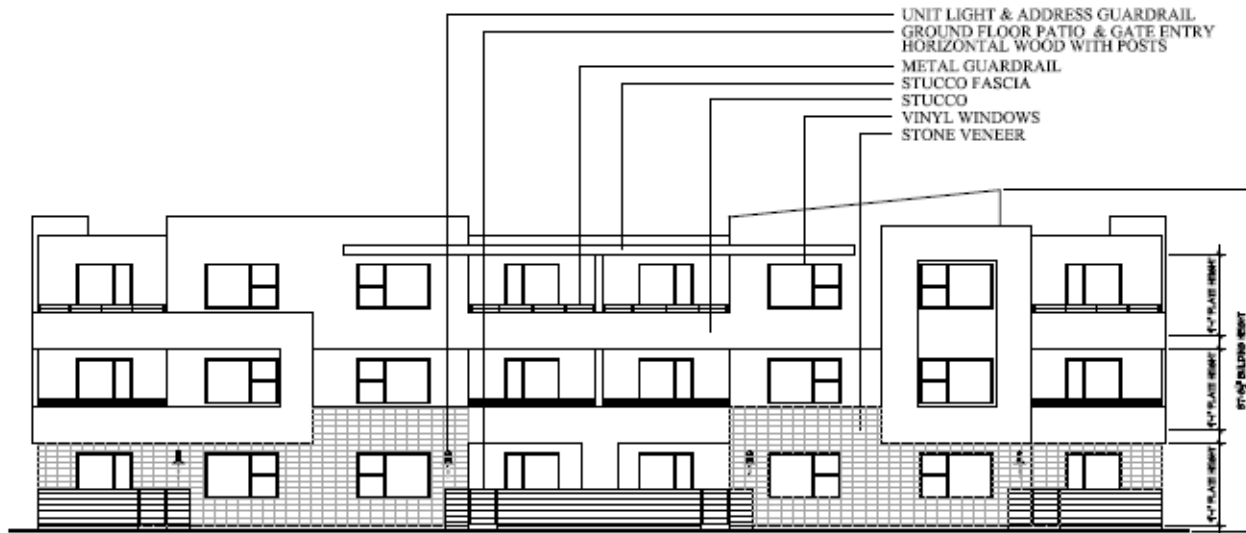
- The design and layout is of superior quality, and is consistent with the General Plan, Zoning Code, Design Guidelines
- The design is appropriate for the use and achieves the goals as forth in the framework of Design Review
- The design and layout of the development will not interfere with the use and enjoyment of neighboring developments.
- The architectural design is compatible with the surrounding neighborhood.
- The design will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials
- The development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or in the vicinity.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Required Findings (Parking Reduction)

- Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in [Table 3-4](#)
- The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use.

- Section 1.1 – Neighborhood Design
 - Provides diversity in housing type
- Section 3.2 – Multifamily Residential
 - Provides multi-family housing that is compatible with existing surrounding homes and other structures and provides “superior design.”
 - Provides multiple-family housing that encourages residents to take pride and a sense of ownership in their neighborhood.

Elevation & Materials



FRONT ELEVATION



An Addendum prepared for the previously certified General Plan FEIR concluded that:

- The proposed project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified in the EIR
- None of the circumstances under CEQA guidelines 15162 were triggered

Therefore, no additional analysis is required.

Staff received written correspondence from one neighbor, citing concerns regarding traffic.

There are no unresolved issues.



Concept Review on July 16, 2020

- Consider adding more play area space
- Consider permeable paving in lieu of asphalt
- Add material contrast and speed tables in the parking area for pedestrian relief
- Explore fencing placement and materials at children's play for safety due to proximity to parking/driving zone

It is recommended by the Planning and Economic Development Department that the Design Review Board grant Design Review and adopt the Addendum to the General Plan FEIR for Mosaic Apartments, a multi-family development at 1683 Petaluma Hill Road.

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