

DESIGN REVIEW COMMITTEE MEMORANDUM

DATE: October 2, 2019
TO: City/County Design Review Committee
FROM: Nina Bellucci, Project Planner
SUBJECT: Final Design Review
File No.: DRH19-0002, The Redwood Apartments
Address: 3422 Santa Rosa Avenue, Santa Rosa
APN: 134-132-070

PROJECT DESCRIPTION

This is a 96-unit affordable infill rental housing project on a 4.11-acre parcel zoned R3 (High Density Residential) B6 13 (13 units per acre density), VOH (Valley Oak Habitat Combining District). The project will utilize a Rental Housing Opportunity Program bonus, which allows up to a 100 percent increase over base density, to achieve the proposed density of 24 units per acre. All 96 units will be affordable to households earning between 30% and 60% of the Area Median Income. The proposal is a by-right permitted use on this site, subject to design review.

Development will consist of four three-story apartment buildings, a 2,874 sf community building, a play area, 171 parking spaces (96 covered), and 40 bike spaces. The project will provide 12 one-bedroom units, 60 two-bedroom units, and 24 three-bedroom units. Ten units will be accessible, four units will be accessible to those with sensory impairment issues, and 22 additional units will be adaptable.

A Mitigated Negative Declaration was adopted on June 26, 2019.

REQUEST

The applicant requests final review of the revised site plan, parking design, architecture, landscaping, and lighting.

RECOMMENDATION

Staff has reviewed the submitted plan revisions and believes the applicant's response adequately addresses the design considerations previously identified by the Design Review Committee. Staff recommends the Committee review the current revisions, identify any final details requiring further attention before permitting, and grant the applicant final design review approval for the project. The recommended Conditions of Approval are provided at Attachment 1.

BACKGROUND

On June 26, the Committee reviewed the preliminary plans for the project and granted preliminary approval, advising the applicant to return with further refinement of the site plan, architectural and landscaping details at the community building and play area along Santa Rosa Avenue, additional shade trees in parking areas, increased landscaping along eastern and southern site boundary, revisions to lighting plan, and details of signage. The Design Review Committee's Record of Action and staff report from the previous meeting are provided in Attachments 2 and 3. The key design changes and final

details submitted are summarized below and in the applicant's response (Attachment 4). The revised plans and materials are enclosed as attachments 5, 6, and 7.

General

- Provided elevations of play area
- Revised fence design on eastern site boundary to include two feet of lattice along six-foot fence
- Project description revised to establish hours of operation for basketball courts as daylight hours only, and the hours of operation are reflected in the Conditions of Approval

Site Plan

- Improved access between site and relocated bus stop on Santa Rosa Avenue by adding a pedestrian gate

Architecture

- Added wall (4') and additional landscaping around play area to mitigate street noise at play area

Parking Design

- Added additional peninsula with shade tree along south side of community building
- Reduced parking stall depth from 18' to 17'6".

Landscaping

- Increased planting island depth from 5'7" to 6' and increased setback on southern site boundary to 6'3".
- Added three additional peninsulas in parking area at southern edge of site for a total of five, reduced total number of parking spaces from 174 to 171 due to increased parking area landscaping
- Provided final landscape material selection and fully detailed irrigation plan demonstrating conformance with WELO, and WELO checklist
- Landscaping plans show parking lot lighting, and demonstrates that conflicts between lights and trees will be avoided
- At eastern boundary, added shrubbery and replaced four red oaks with three multi-trunk coast live oak

Lighting

- Resubmitted lighting plan showing no overspill on to adjacent properties
- All fixtures are International Dark Sky Association approved

Signage

- Sign details and lighting cut sheets show there will be monument signs will be downwardly lit

ATTACHMENTS

1. Conditions of Approval (Draft)
2. Record of Action, Preliminary Design Review, June 26, 2019



3. Staff Report, Preliminary Design Review, June 26, 2019
4. Applicant's Response to DRC Action
5. Site Plan and Architectural Drawings
6. Landscape Plans
7. Lighting Plans

