

MEMO

DATE: September 7, 2022
TO: Design Review Committee
FROM: Adam Sharron, Project Planner

FILE: PLP22-0001 – Redwood West Residences
ADDRESS: 4614 Old Redwood Highway, Santa Rosa, 95403
APN: 058-071-015
APPLICANT: Paul Ugenti

Request

The applicant is requesting Preliminary Design Review comments on the site plan and design of a proposed project at 4614 Old Redwood Highway, Santa Rosa of a proposed 40-unit multifamily housing development on a one-acre parcel to be served by public sewer and water; and a Zone Change to add the Workforce Housing (WH) Combining District to the existing Public Facilities District (PF) zoning.

Project Description & Site Characteristics

The applicant proposes to construct a new multi-family housing development on a 1-acre parcel northeast of the intersection of Old Redwood Highway and Mark West Springs Road in north Santa Rosa. The site was previously developed with a school that was destroyed in the 2017 Tubbs Fire. The parcel is flat and currently vacant, and is surrounded by single-family housing, with one commercial (restaurant) parcel to the north. To achieve Density Bonus incentives (reduced Parking and Open Space), the project will provide 8 units of affordable housing (4 Extremely Low Income, 4 Very Low Income) in addition to the 32 market-rate units.

The proposal consists of 40 apartments and 51 parking spaces (on-site surface parking and private garages in main building), with a three-story building (Type 5 construction) with mezzanines at the top floor. The proposed building has a leasing office and wi-fi lounge as well as a community room opening out to a community outdoor open space. First-floor units will have patios, upper-story units will have Juliet balconies, and there is a communal third-floor deck. The building is surrounded on 2 sides by a driveway that also serves as Emergency Vehicle Access (EVA). Landscaping will consist of water-efficient accent plantings, perimeter trees for screening and shade (outside of a Pacific Gas & Electric overhead transmission wire easement on the east of the site), and stormwater bioretention swales.

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Recommendation

- Provide preliminary comments addressing the merits of the preliminary site design, landscaping, architecture, color, and materials.
- Delegate Final Design review to staff

LIST OF ATTACHMENTS

Att 1. PLP22-0001 Redwood West Residences Plan Set & Design Package Resubmittal 2022-06-10

Att 2. PLP22-0001 Referral Responses



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2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
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