PROJECT DESCRIPTION

1. Project Title: Kawana Springs Apartments

2. Lead Agency
   City of Santa Rosa
   Department of Planning and Economic Development
   100 Santa Rosa Avenue, Rm. 3
   Santa Rosa, CA 95404

3. Contact Person
   Andrew Trippel, Senior Planner
   atrippel@srcity.org
   707-543-3223

4. Project Location
   450-500 Kawana Springs Rd., Santa Rosa, CA
   APN: 044-041-034 and 044-041-096

5. Project Applicant
   Integrated Community Development (ICD)
   Jake Lingo
   jlingo@icdemail.com
   818-974-2966
   20750 Ventura Boulevard, Ste: 155
   Woodland Hills, CA 91364

6. General Plan/Specific Plan Designation
   Medium-High Density Res. - 30 units/ac.

7. Zoning
   PD 0408 High-Density Senior Housing
   RR-40
8. Existing Setting and Neighboring Land Uses:

The Kawana Springs Apartments (the Project) is located on the south side of Kawana Springs Road, situated mid-block between Santa Rosa Avenue and Petaluma Hill Road Avenue (see Figure 1 below). The ±3.73-acre site is currently developed with a detached single-family residence, two mobile trailers and vacant land. The site is within the Mendocino / Santa Rosa Avenue Priority Development Area and carries a Medium-High Density Residential land use designation.

![Figure 1 – Vicinity Map](image)

As depicted in Figure 2 below, the site is within a mixed-density residential area, across Kawana Springs Road from the Santa Rosa Marketplace, within ¼ mile of four bus stops and neighborhood retail and services, within ½ mile of Colgan Creek Park, a neighborhood park and within 1 mile of Kawana Elementary School.
9. Project Description

Utilizing Santa Rosa’s Resilient City Measures, the Kawana Springs Apartments proposes to develop this underutilized infill site, located within the Mendocino / Santa Rosa Avenue Priority Development Area (PDA), into a high-density, amenity-rich multi-family 100 percent affordable housing development. The Project will provide area residents displaced by the wildfires of 2017, as well as the local workforce, with new family housing opportunities in an established neighborhood with pedestrian access to mass transportation, job centers, retail, entertainment, recreational and community services.

The Project aims to deliver critically needed dwelling units to an impacted community. Santa Rosa, like the rest of California, continues to experience a housing shortage caused in part by ongoing under-building of dwelling units. The lack of supply has also exacerbated a crisis in housing affordability. The 2017 wildfires turned an already historic lack of supply into a housing crisis.

The timing of currently available financing, and the extraordinary measures taken by the City to incentivize construction of affordable units in the Priority Development Area (PDA), combine to allow Integrated Community Development to propose the Kawana Springs Apartments. The project is eligible for a streamlined planning and permitting approval process available for housing projects in the PDA. With up to 151 units proposed, it will add a measurably significant number of family apartments in an area which is contextually well suited for the development of higher density housing.

The applicant proposes to construct the affordable apartment units on two parcels totaling 3.73-acres. The existing Medium-High Density land use designation permits a density of 30 units per acre. The project is also eligible for a state 35% density bonus. The maximum allowable overall project density is 40.5 units per acre. As a part of the project, all existing improvements, including the residential structures, will be removed.

The Project is comprised of a single five story elevator building with a mix of (10) Studio apartments, (48) One-bedroom apartments, (71) Two-bedroom apartments, (22) Three-bedroom apartments, and a two story Community Center. The proposed building height is 60 feet maximum. The proposed front (north) yard setback is 7'-6” behind the back of sidewalk. At the north boundary of the parcel, the building elevation is behind the line of the Public Utility Easement. The proposed rear (south boundary) yard setback is a minimum of 60 feet or more. The proposed side yard setback is a minimum of 60’ or more on both the east and west boundaries. The number of parking stalls provided correlates with the number of bedrooms proposed. 224 parking stalls are provided, 150 of which are covered, and 9 of which are accessible, including van accessible. At least 3% of the parking stalls provided will have capability for electric vehicle charging.

As a part of the application for a state density bonus, a concession for a height increase from 45 feet to 60 feet, and from four to five stories is requested. The height increase is necessary for the feasibility of the proposed project density. The benefits of the higher density are the increased efficiency of the project’s use of existing neighborhood...
infrastructure and of new site infrastructure, and the optimization of the building’s structural and utility components. The project’s higher density introduces a critical mass of housing, while increased building height results in decreasing lot coverage and increasing areas available for robust landscaping and recreational open spaces.

The design of the project effectively solves the two-fold challenge of providing emergency vehicular access to the building and increasing the level of pedestrian and traffic safety for the area, while also providing a desirable outdoor and indoor environment for residents of the project in an architectural/site design that is compatible with the character of the surrounding neighborhood context.

The configuration of the parcel is long and narrow, with the narrow north end of the site fronting on the public right of way, Kawana Springs Road. Two points of active access are required by the Fire Department because of the number of units, building height, number of stories, and building area proposed. The City’s Zoning Code requires the two access points to be separated by a distance of at least half the length of the longest diagonal across the site. The narrowness of the site makes layout of conforming exits along Kawana Springs Road infeasible. Because of the geometry of the site, the maximum separation possible between exits falls short of the required distance. Integrated Community Development collaborated with the City’s Planning, Fire, Traffic and Engineering Departments to develop a vehicular access solution that will provide an equivalent level of public safety to the project. By means of an Alternate Means and Methods application, a main 30 foot wide driveway to the site is proposed. The main driveway will be signalized and will align with the entrance to the Santa Rosa Marketplace across Kawana Springs Road. In addition to ingress and egress lanes aligned with entry into the shopping center parking lot, a third lane for ingress is proposed to the west of the principal ingress lane. A second driveway on the east boundary of the site, for egress and right turn only, is also proposed.

The master plan and building design appropriately respond to the neighborhood context of medium high-density apartment buildings and retail development along both Kawana Springs Road and Santa Rosa Avenue. The master plan of the five-story building defines two separate landscaped recreational courtyards. The larger courtyard has southern and western exposure appropriate for its main features, the swimming pool, play-structure, barbecue and lounge areas. A smaller courtyard with eastern exposure has a second barbecue and lounge area. The courtyards are connected by a two-story breezeway, which forms an outdoor room for the project. A curtain walled bridge in the breezeway allows connectivity between the north and south portions of the building at the Second Level. The master plan and building design appropriately respond to the neighborhood context of medium high-density apartment buildings and major retail development along both Kawana Springs Road and Santa Rosa Avenue.

The two-story Community Building includes a Fitness Center, Roof Garden, Business Center, Internet Technology Room and Library at the Second Level, and a Family Lounge/Meeting Room, Mail Center, Bicycle Storage Room and Offices at the Ground Floor.
The Community Center brings together the needs, interests and values of multi-generations of residents and sets a standard for new eco-friendly community facilities. The multipurpose Community Center can host a variety of simultaneous activities in the computer and business rooms, lounge and meeting spaces, exercise area and adjoining roof deck, and the exterior stairs connecting the second floor of the community facilities to the courtyard and swimming pool. Surrounded by two story curtain walls with a dynamic mullion pattern on three of its four sides, the Community Center is an aesthetically appealing facility filled with natural daylight that welcomes residents, while also facilitating easy access and a smooth internal flow through the building. The neighborhood-facing façade is fully glazed to visually connect the neighborhood to the apartment community.

Stucco and lap siding in three contrasting colors are applied strategically to the elevations and create a repeating pattern of colors to break down the building’s massing to a human scale. The colors also give a sense of identity to the various wings of the building. The stucco portions of the elevations unify the building’s facades with a band of neutral color that weaves through the ground floor. Floating planes of the three accent colors appear in the louvered visors at the fifth-floor balconies, solid panels at the balcony guardrails, and in the lap siding cladding, give a playful lightness to the building’s length and height. The building is characterized by its transparency, generous fenestration for natural daylighting of interior spaces, and by the layering of architectural elements, all iconic attributes of modern architectural style. At the building’s roof, a four foot deep roof overhang alternates with parapet roofs screening equipment and stair accesses to the rooftop. The roof design is a logical expression of the functional application of a built up roof system, while its generous extension over the exterior wall also imparts a visual weightless quality to the building elevations.

The project will be eligible to use Recology™ Sonoma Marin as their solid waste service provider. A covered enclosure at the Pool Pavilion will house recycling bins. Trash disposal rooms located in the building will house chutes to solid waste collection bins at the ground All residents will share these common facilities. The dumpster enclosure will match in architecture and style with the main apartment and will have an accessible man door in addition to the double swing gates for access.

The Kawana Springs Apartments project connects jobs to the workforce and links housing to community services. The development will be surfaced parked with carports at 150 of the parking stalls. The carports are designed to host photovoltaic solar arrays. With a parking ratio based on the bedroom count, and a parking reduction of less than 10% of the standard for State Density Bonus, the project also optimizes the utilization of public mass transportation options. The project is designed to have no environmental impacts (Net Zero), to comply with the goals of Santa Rosa’s Climate Action Plan as well as the standards of the Bay Area Air Quality Management District, and to meet one of the objectives of Santa Rosa’s Housing Element and General Plan, to reduce greenhouse gas emissions. This urban infill development aims to set a new bar for environmentally sustainable high-density housing.
As an amenity rich development, Kawana Springs Apartments will be made available to households with incomes between 50% and 80% of Area Median Income. The Project’s average affordability level is proposed at 60% and the development will qualify for the State of California’s New State Credit Resource (AB 101). A primary goal of the Project is to provide amenities typically found in market rate housing to units designated for a range of moderate to very low-income rents. With rents that are at least 30% below market rate compared to properties in the same neighborhood, Kawana Springs Apartments will be a meaningful solution to the housing needs of Santa Rosa’s workforce.