

**Proposal Statement
October 14, 2020**

PROJECT TITLE

Mosaic Apartments

APPLICANT

McKellar McGowan Holdings, LLC

ADDRESS/LOCATION

1683,1685, 1725, 1767, 1769/1771, 1775
Petaluma Hill Road

PROPERTY OWNER

Earle D. Hagerman individually and as
Trustee of the Earl D. Hagerman 1995
Revocable Trust dated November 15, 1995

ASSESSOR'S PARCEL NUMBERS

044-021-019, -022, -035, -071, -072

FILE NUMBER

TBD

APPLICATION DATE

October 14, 2020

APPLICATION COMPLETE DATE

TBD

REQUESTED ENTITLEMENTS

Design Review
Parcel Merger
Parking Reduction (Minor)

ACTIONS COMPLETED

City conducted neighborhood meeting
(August 5, 2020)

Concept Design Review hearing (July 16,
2020)

FURTHER ACTIONS REQUIRED

Design Review
Parcel Merger
Parking Reduction (Minor)

SITE ZONING

R-3-30 (Multi -Family Residential)

GENERAL PLAN DESIGNATION

Medium-High Residential

PLANNER

Kristinae Toomians

1. Executive Summary

This is a proposal to construct 147 market rate apartment units on just under a five-acre parcel in southeastern Santa Rosa, at the southwest corner of Colgan and Petaluma Hill Roads, as shown in the Santa Rosa 7.5' USGS topographic map. The proposal includes 84 garages plus 154 surface parking spaces, for a total of 238 parking spaces. The proposal also includes a recreation facility with full kitchen and seating, fireplace, gathering areas, barbecue area with gas grills for outdoor cooking, swimming pool and spa, workstations, conference rooms, full gym with free weights, treadmills, stationary bikes, restrooms and outdoor seating with large screen televisions both indoor and out.

There will be one and two-bedroom apartments as follows:

- 83 units (one bedroom/one bathroom)
- 12 units (one bedroom/1.5 bathroom)
- 52 units (two bedroom/two bathroom)

The apartments will be in eight different buildings that are approximately 35 feet high. The recreational areas front on Petaluma Hill Road and the recreational building will be approximately 21 feet high. The proposal also includes two new driveways off Colgan Avenue and Petaluma Hill Road as is shown on the attached site plan.

2. Background

The just under five-acre site consist of five parcels that will be merged into one parcel. The proposal site is on generally level land with a percent slope of ~1%. A channelized portion of Kawana Springs Creek 2 is approximately 200 feet to the south. Three of the parcels are relatively small and are occupied by residences and related structures. The fourth parcel is relatively large and supports two residences and a large, open, undeveloped upland habitat dominated by non-native grasses and forbs. The western-most fifth parcel consists primarily of undeveloped land with several small structures and a small graveled area and has no direct access to either Colgan Avenue or Petaluma Hill Road.

The site is in a mostly developed, urban area and nearby land uses include residential uses to the north (across Colgan Avenue), commercial uses to the west, residential uses to the south, and commercial and residential uses to the east.

The proposal includes removing 36 trees on the site, as was evaluated in an arborist report. All dwelling units will have standard thermal insulating windows and weather sealed doors. Additionally, the dwelling units within sixty-five (65) feet of Petaluma Hill Road will have sound-rated windows and doors to ensure a comfortable interior environment. All units will have a standard central HVAC system with a “summer switch” or equivalent.

3. Analysis

a. General Plan

The proposal site has a Medium-High Residential land use designation. This land use designation allows residential development, with densities ranging from 18.0 to 30.0 units per gross acre. This designation permits a range of housing types, including multifamily developments. The development proposes to construct 147 units of multifamily housing on 4.92 acres of land, which is a density of 30 units/acre. The proposal is consistent with the General Plan land use designation.

b. Zoning

The site is zoned R-3-30, which allows multifamily housing as a permitted use. (Santa Rosa City Code § 20-22.030 and Table 2-2.) The Zoning District has a 45-foot height limit. (Santa Rosa City Code, § 20-22.050 and Table 2-5.) The apartment structures will be 35 feet high each with a 3-foot architectural element to total 38 feet at the highest point.

c. Design Guidelines

See Architect’s statement

d. Parking and Minor Parking Reduction

Santa Rosa City Code section 20-36.040 contains the following parking requirements:

Unit	Car Parking Requirement	Required Car Parking Spaces	Proposed Car Parking Spaces	Bicycle Parking Requirement (1 space per 4 units if no garage or private storage)	Proposed Bicycle Parking
1 bedroom (95 units)	1 covered plus 0.5 guest spaces	142.5		23.75	
2 bedrooms (52 units)	1 covered plus 1.5 guest spaces	130		13	
Totals		272	238	37	84 garages

The proposal includes a 12.5% parking reduction under Santa Rosa City Code section 20-36.050(C).

e. Parcel Merger

The existing parcels will be merged into one parcel. (Santa Rosa City Code, § 19-44.010.) The City Engineer approves the merger. (Santa Rosa City Code, § 19-44.010.)

f. Tree Removal

The proposal will result in removing 30 trees from the site that require mitigation. Of the 30 trees, 11 (267”) are native and will be replaced with native species; we are recommending replacement with 45 (24” box) *Quercus lobata* trees as replacement. The remaining 19 (237.5”) trees are a variety of undesirable ornamental species and will be replaced with 80 trees of at least the 15-gallon container size, in the varieties shown in the attached landscape plan.

g. Public Improvements/On-site Improvements

Colgan Avenue frontage will include the widening to allow for a left turn lane and a right turn lane at the intersection of Petaluma Hill Road together with parking and new curb, gutter, and sidewalk. Petaluma Hill Road will be widened to allow for a two way left turn lane, a southbound thru lane, parking and new curb, gutter and sidewalk. There also will be a bus turnout at the northern end of the site on Petaluma Hill Road just south of the intersection of Colgan Avenue and Petaluma Hill Road to replace the bus stop at the northwest side of said intersection. Sanitary Sewer service will come from an existing public main within Petaluma Hill Road. Water service for both domestic and irrigation uses will come from an existing water main in Petaluma Hill Road and metered along Petaluma Hill Road frontage. Fire service will come from a looped private main from the public main in Petaluma Hill Road to a public main in Colgan Avenue. There will be new fire hydrants added onsite (see plans for locations). Storm drainage from the site will include onsite treatment and storage for new impervious areas and connected to the public Colgan Avenue storm drain conduit.

h. Environmental Impacts

The proposal is exempt from CEQA under the “infill exemption” found in CEQA Guideline section 15332. The proposal is consistent with the applicable General Plan land use designation and the zoning designation. The proposal is within the city limits, on a site of 4.92 acres, and is substantially surrounded by urban uses. The site has no value for endangered, rare, or threatened species. Project approval will not result in any significant effects related to traffic, noise, air quality, or water quality because to the extent any adjustments are needed, they have been included in this Proposal Statement. Applicants are bound to comply with their provisions in their proposal statements, such as this one. (Pub. Res. Code, § 21000, subd. (a) and *Village of Laguna Beach v. Board of Supervisors* (1982) 134 Cal.App.3d 1022, 1030-1031.)

The proposal is also eligible for the CEQA exemption required by streamlining under CEQA Guideline section 15183.

i. Deferral of Impact Fees

The applicant wishes to enter into a Fee Deferral Agreement, deferring payment of impact fees to temporary occupancy or final inspection, whichever is later.

Attachments:

1. Site Plan dated 10/16/20, prepared by Adobe Associates.
2. Architectural Drawings dated 10/18/20 prepared by McKinley Associates
3. Landscape Plan dated 10/16/20, prepared by Quadriga.
4. List of Technical Reports

ATTACHMENT 4
LIST OF TECHNICAL REPORTS

1. Preliminary Advisory Assessment Waters of The United States Petaluma Hill Road Project Site [APN's: 044-021-019,044-021-022, 044-021-035, 044-021-071, 044-021-072] Santa Rosa, Sonoma County, Ca dated March 19, 2020 prepared by Ted P. Winfield, Ph.D.
2. [DRAFT] Traffic Impact Study for the Petaluma Hill Road/Colgan Avenue Apartments Project prepared by W-Trans dated April 9, 2020.
3. Air Quality and Greenhouse Gas Assessment prepared by Illingworth & Rodkin dated March 26, 2020.
4. Environmental Noise Assessment prepared by Illingworth & Rodkin dated March 18, 2020.
5. Tree Preservation and Mitigation Report prepared by Horticultural Associates dated April 5, 2020.
6. Cultural Resources Study prepared by Tom Origer and Associates dated February 12, 2020.
7. Phase One Environmental Site Assessment prepared by Environmental Geology Services dated May 30, 2019.