

CITY OF SANTA ROSA PLANNING COMMISSION MEETING
Thursday - November 12, 2020, at or after 4:00 P.M.
Virtual Public Meeting Format

PROJECT NAME - 3575 Mendocino Avenue

PROJECT ADDRESS - 3575 MENDOCINO AVE, SANTA ROSA, CA 95403

PROJECT DESCRIPTION - The proposed project involves the redevelopment of an approximately 13.3-acre infill site into a compact, sustainable, transit-oriented, master planned transit village community with up to 532 high-density multi-family housing units consisting of 162 units affordable for low and very low senior households and up to 370 market rate housing units. The senior affordable housing component would include construction of three separate four-story buildings totaling 136,185 gross square feet (gsf) on 2.5 acres of the project site. The market rate housing component would include the construction of approximately eight separate three- or four-story buildings totaling 510,531 gsf on 9 acres of the project site. The proposed project would also include 1-acre of shared open space and the construction of a new public street (0.8 acre), on- and off-site utility infrastructure, parking (including surface, covered, and an aboveground garage), driveways, frontage improvements, landscaping, and a new stormwater outfall into the adjacent, off-site Russell Creek. The application has been filed by BRJE Communities LLC. File # - PRJ20-002

DISCRETIONARY APPROVALS: The project proposes: (1) a General Plan Amendment to Transit Village Medium; (2) a Rezoning to Transit Village-Residential + Senior Housing combining district; (3) an 8-parcel Tentative Map-Major Subdivision; and (4) director-level Design Review.



The City of Santa Rosa does not discriminate against individuals with disabilities in its employment, services, benefits, facilities, programs, or activities. Requests for accommodations, auxiliary aids, or services necessary to participate in a City program, service, or activity, including printed information in alternate formats, are available by contacting the City Clerk's Office at 707-543-3015 (TTY Relay at 711) or CityClerk@SRCity.Org. Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

----- End of Sign -----

Sign Instructions

The sign shall be posted on or before September 27, 2020.

(1) A total of two signs are required. The signs should be 32 sq.ft. in total

area. The size of the sign is based on the total site area and shall comply with the following:

- 6 sq.ft. - Site is under 6,000 sq.ft. or store front.
- 12 sq.ft. - Site is 6,000 - 20,000 sq.ft.
- 24 sq.ft. - Site 20,001 sq.ft. - 1 acre
- 32 sq.ft. - Site is Over 1 acre

(2) The sign's height shall not exceed six feet.

(3) The sign shall be placed five feet inside the property line in residential zoning districts, and not less than one foot inside the property line for commercial and industrial zoning districts.

(4) The sign shall be located in a position most visible to the public, but not within a required vision triangle.

(5) The sign shall not be illuminated

(6) One sign shall be displayed on each public street frontage of the subject property. One sign shall be installed on Mendocino Avenue and one sign shall be installed on the Mendocino overcrossing.

(7) The sign shall be removed within 15 days after the public hearing.

(8) On or before the required date of posting, the application shall submit to the Department a signed affidavit verifying installation of the sign (Page 2 of this document) and digital images of each installed sign.

PURPOSE OF MEETING

To receive public comment and recommendations prior to acting on the proposed project. Participation instructions are available at srcity.org/planningcommission.

JOIN THE MEETING

To slow the spread of COVID-19 and to protect the health of the public and staff, the City is conducting virtual public meetings:

www.zoom.us/join - Meeting ID 988 0836 6416

(888) 475-4499 (Toll Free) - Meeting ID 988 0836 6416

Public Comments will be accepted during the virtual public meeting. You may also submit comments prior to the meeting using the contact information below.

ACCESS TO MEETING MATERIALS

Meeting access information (including instructions) and meeting documents are available at srcity.org/planningcommission.

ENVIRONMENTAL REVIEW

The proposed project would not result in potentially significant impacts that cannot be mitigated to a level of non-significance. The Sustainable Communities Environmental Assessment (SCEA) document has been prepared in consultation with local, state, and Federal responsible and trustee agencies, in accordance with Section 15063 of the California Environmental Quality Act (CEQA). Furthermore, the SCEA will serve as the environmental compliance document required under CEQA for any permits/approvals required by a responsible agency.

PUBLIC REVIEW PERIOD

A 30-day (thirty-day) public review period shall commence on September 28, 2020. Written comments must be sent via email to anicholson@srcity.org by October 27, 2020. A copy of the proposed SCEA is available for review at: <https://srcity.org/425/Plans-Studies-EIRs>.

CONTACT

Amy Nicholson, Senior Planner

(707) 543-3258 or anicholson@srcity.org



ON-SITE SIGN INSTALLATION

DECLARATION

I, _____, hereby state that I have installed an on-site sign on _____
Print Name date
for each public street frontage of the property described in my project application. The installation
of said sign(s) meets all specifications and design standards prescribed by the City of Santa
Rosa
for public hearing notification. I hereby declare, under penalty of perjury, that, to the best of my
knowledge, the foregoing is true and correct.

EXECUTED ON _____ AT _____, CALIFORNIA.

(SIGNED) _____

THIS CERTIFICATION PERTAINS TO THE FOLLOWING PROJECT AT THE LOCATION
SPECIFIED BELOW:

PROPOSED PROJECT: _____

LOCATION: _____

**PLEASE RETURN THIS FORM BY EMAIL TO AROSS@SRCITY.ORG
BY JULY 13, 2020**

SANTA ROSA SIGN COMPANIES

<u>Company Name & Address</u>	<u>Phone Number</u>	<u>Fax Number</u>
All Signs Letter Peter allsigns@sonic.net	(707) 528-2770	
Applied Signs 2921 Santa Rosa Avenue Santa Rosa CA 95407 AppliedSigns.net AppliedSigns@yahoo.com	(707) 202-4569	(707) 567-6920
Econoline Signs, Inc 1805 Empire Industrial Court Santa Rosa CA 95403	(707) 542-3086	(707) 542-6317
Electric Crayon Alex Mingoia 830 Cleveland Avenue PO Box 6066 Santa Rosa CA 95406 Orders@Electric-Crayon.com www.Electric-Crayon.com	(707) 541-3838 (800) 889-2588	(707) 541-3839
Fast Signs 1435 Santa Rosa Avenue, Suite C-4 Santa Rosa CA 95404	(707) 571-8911	(707) 571-8847
Image 360 1257 Cleveland Avenue Santa Rosa CA 95407	(707) 575-5510	(707) 579-8501
Mohawk Company Inc 738 Wilson Street Santa Rosa CA 95401	(707) 527-5757	(707) 527-1745

<u>Company Name & Address</u>	<u>Phone Number</u>	<u>Fax Number</u>
Real Enterprises Signs & Lighting 4019 Sebastopol Road Santa Rosa CA 95407	(707) 544-0140	(707) 765-6001
Sign-A-Rama 1430 Guerneville Road, #2 Santa Rosa CA 95403	(707) 523-0606	(707) 523-2652
Signs Par Excellence, Inc Michael Flanagan 3485D Airway Santa Rosa CA 95403 Sales@SignsPE.com www.SignsPE.com	(707) 579-8982	(707) 579-8980
TnT Signs & Graphics, Inc Tim Armstrong 1042 Hopper Avenue, 3F 5524 Rainbow Circle (mailing) Santa Rosa Ca 95409	(707) 528-8523	(707) 541-7385