

April 26, 2019

Ms. Nina Bellucci, Planner I
County of Sonoma, PRMD
Planning Division -- Comprehensive Planning
2550 Ventura Avenue
Santa Rosa CA 95403

RE: The Redwood Apartments – DRH19-0002
3422 Santa Rosa Avenue
Santa Rosa, CA 95407

Dear Ms. Bellucci:

Below is a list of documents regarding the discussion of the Redwood Apartments at the DRC Conceptual Meeting of March 6, 2019 for your review. Please see the following attached documents:

Architectural Drawings:

- A1.1, A1.2, A2.1, A3.1, A3.2, A3.3, A4.1A, A4.1B, A4.1C, A4.2A, A4.2B, A5.1A, A5.1B, A5.1C, A5.2A, A6.3A, A6.3B, A6.4A

Civil Drawings:

- C-1, Preliminary Storm Water Mitigation Plan (PSWMP), Low Impact Development (LID) Signed Determination Worksheet

Electrical Drawings:

- E1.0, E1.1, E1.2

Landscape Drawings:

- L-1, L-1 Colored, L-2

Traffic Study:

- See updated Traffic Study

Solid Waste Management Plan:

- See the Solid Waste Management Plan

Incentives: In accordance with Section 26-89-060 – Affordable Housing Incentives, B-1-b, B-2-a, B3 the development is allowed 4 incentives.

- No. 1 – The development is requesting a change in the backyard setback from 10' to 5' along Robles Avenue and a change in the side yard setback on the building at the corner of Santa Rosa Avenue and Robles Avenue from 40' to 35'.
- No. 2 – The development is requesting a reduction in parking from the required 180 spaces to 174 spaces with 96 spaces covered.
- No. 3 – Reserved for a later request
- No. 4 – Reserved for a later request

If after your review you have any questions, please notify Ken Koss at (916)-425-2743, sylken1@sbcglobal.net and Lauren Alexander at (650)-465-8782 laurenrhalexander@gmail.com.

We look forward to our scheduled Design Review Meeting on June 19, 2019.

Thanks in advance and we look forward to hearing from you in the very near future.

With Best Regards,

Kenneth L. Koss
TK Development, LLC
For Pacific West Communities, Inc.

Enclosures