

Downtown Development, Pending Development and Housing Map Portals and Dashboards

October 24, 2022

Staff Briefing

PLANNING AND ECONOMIC DEVELOPMENT
DEPARTMENT

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Jessica Jones, Deputy Director – Planning

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HOUSING AND COMMUNITY SERVICES
DEPARTMENT

Nicole Del Fiorentino, Housing and Community Services Manager

Welcome to Santa Rosa's Downtown Station Area Development Activity Resource!

Our Downtown vision is to create "a vibrant, sustainable, and important community gathering place where we celebrate our diversity, our heritage, and our local culture; we live, work, and share with one another; and everyone plays a part in shaping Downtown's future." Use our Development Activity resource to learn more about how our community is working together to implement this vision.

More information about how we will achieve our Downtown vision is available in our [2020 Downtown Station Area Specific Plan](#) page.

Interactive Map



Resources

[Up Downtown](#)

[Downtown Station Area Plan](#)

[Developments](#)

Downtown Housing Units in the Building Permit Process

The totals shown below represent the number of housing units that have completed construction or entered the building permit process since the adoption of the development incentives associated with the Up Downtown program in 2016.

Applied
684

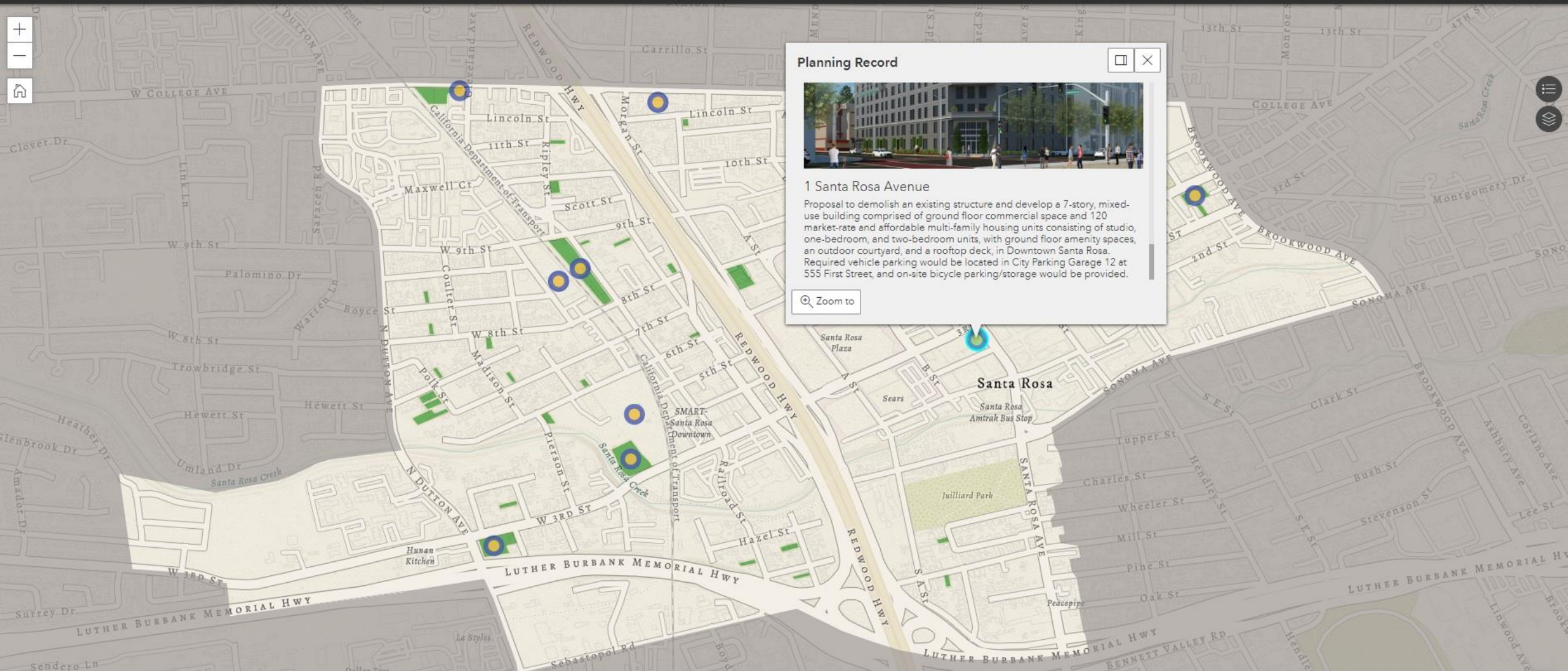
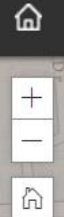
Since 2016

In Construction
229


Current Year

Finalized
131

Since 2016



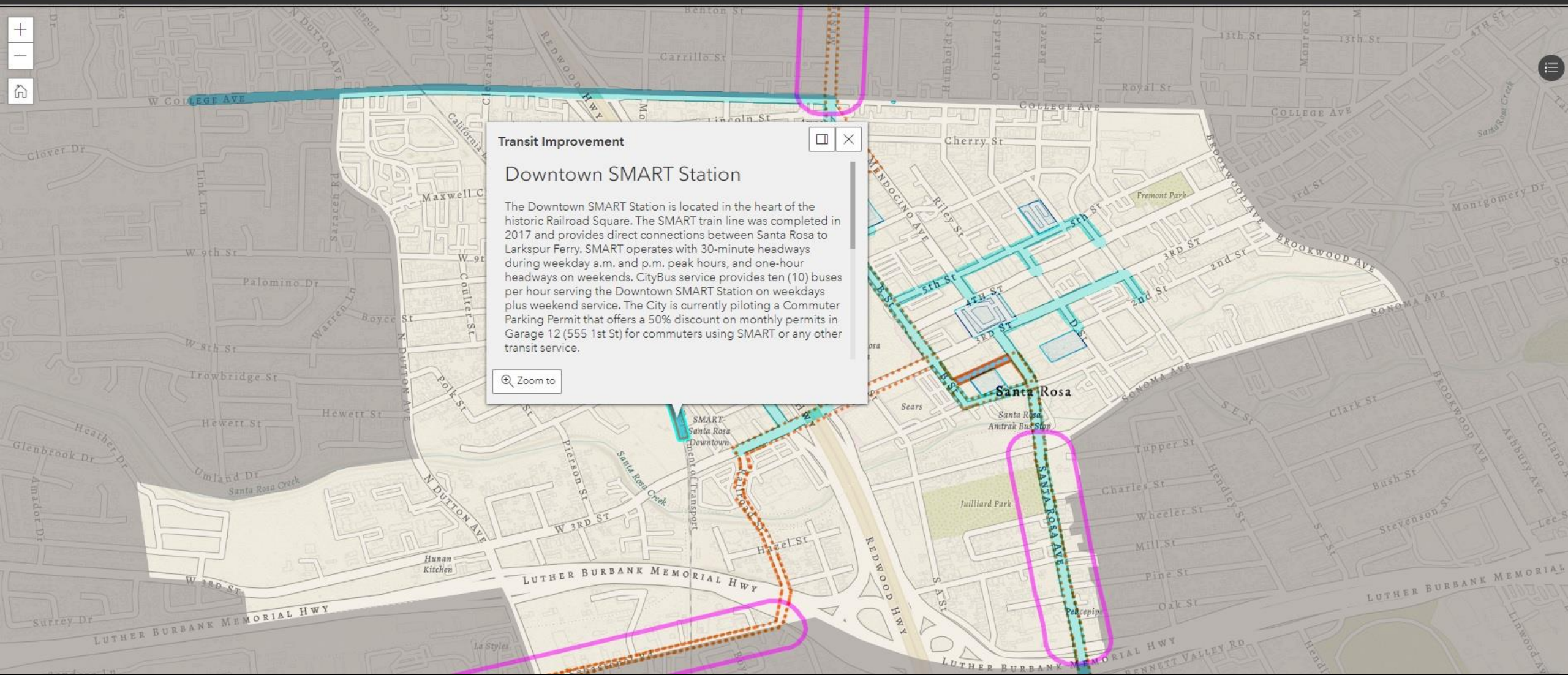
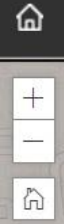
Planning Record



1 Santa Rosa Avenue

Proposal to demolish an existing structure and develop a 7-story, mixed-use building comprised of ground floor commercial space and 120 market-rate and affordable multi-family housing units consisting of studio, one-bedroom, and two-bedroom units, with ground floor amenity spaces, an outdoor courtyard, and a rooftop deck, in Downtown Santa Rosa. Required vehicle parking would be located in City Parking Garage 12 at 555 First Street, and on-site bicycle parking/storage would be provided.





Transit Improvement

Downtown SMART Station

The Downtown SMART Station is located in the heart of the historic Railroad Square. The SMART train line was completed in 2017 and provides direct connections between Santa Rosa to Larkspur Ferry. SMART operates with 30-minute headways during weekday a.m. and p.m. peak hours, and one-hour headways on weekends. CityBus service provides ten (10) buses per hour serving the Downtown SMART Station on weekdays plus weekend service. The City is currently piloting a Commuter Parking Permit that offers a 50% discount on monthly permits in Garage 12 (555 1st St) for commuters using SMART or any other transit service.

Zoom to

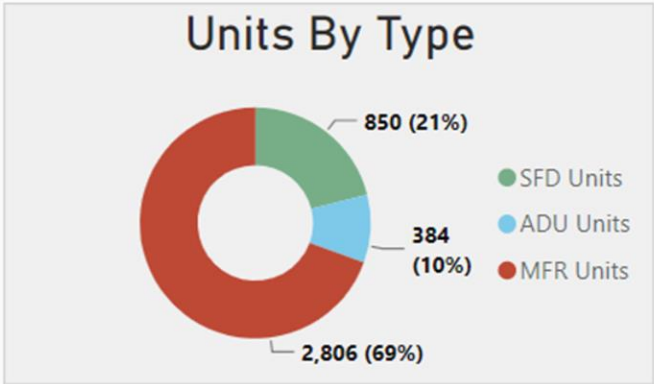


2022 Housing Dashboard New Housing Units in the Permit Process

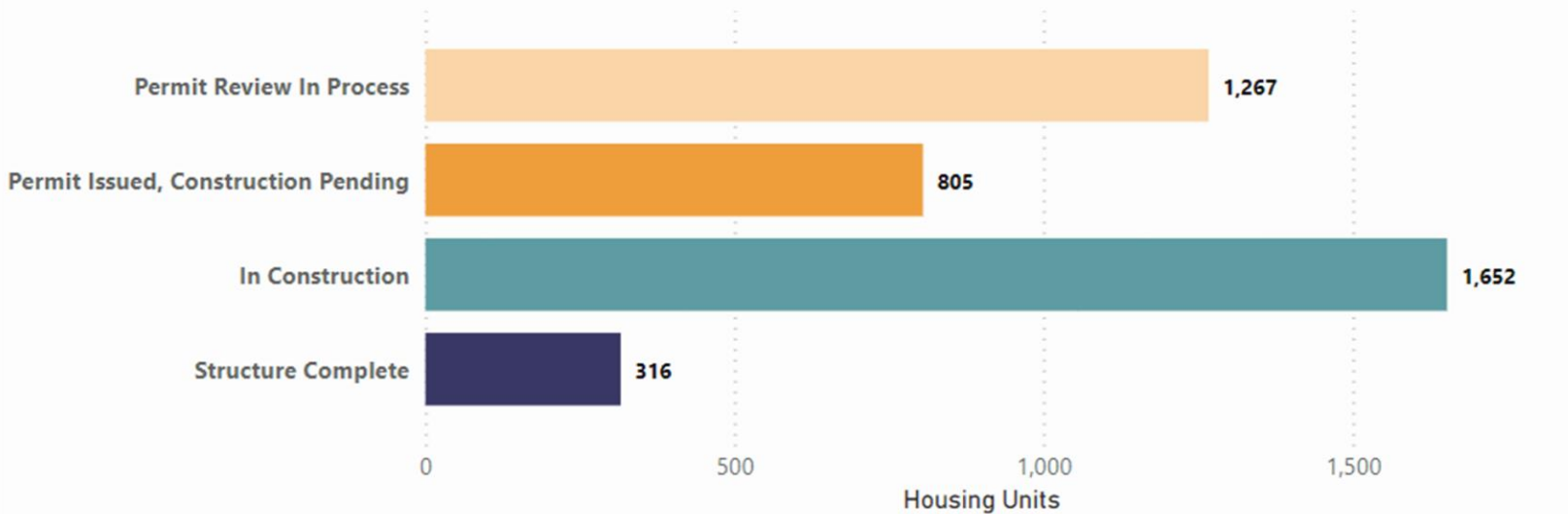
2022

2021

Total Active Units
3,724
(Plan Review, Issued, and Construction)



Progress of Housing Units



Units Applied For To Date In 2022
819

SFDs Applied For
23
Single Family Dwelling (SFD) Units

ADUs Applied For
70
Accessory Dwelling Units (ADU)

MFRs Applied For
726
Multi-Family Residential (MFR) Units

Units Completed As Finaled To Date In 2022
316

SFDs Finaled
164
Single Family Dwelling (SFD) Units

ADUs Finaled
47
Accessory Dwelling Units (ADU)

MFRs Finaled
105
Multi-Family Residential (MFR) Units



2021 Housing Dashboard A Review of the Previous Year

2022

2021

Units Applied For in 2021

1,126

SFDs Applied For

109

Single Family Dwelling (SFD) Units

ADUs Applied For

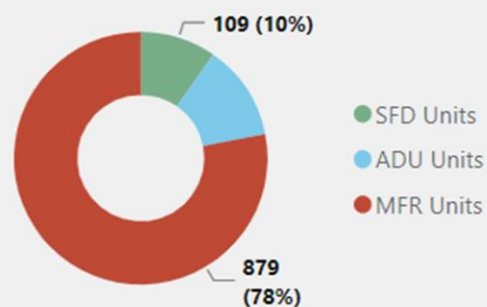
138

Accessory Dwelling Units (ADU)

MFRs Applied For

879

Multi-Family Residential (MFR) Units



Units Plan Reviewed in 2021

1,629

SFDs Plan Reviewed

483

Single Family Dwelling (SFD) Units

ADUs Plan Reviewed

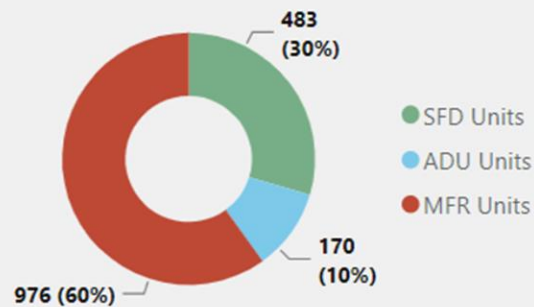
170

Accessory Dwelling Units (ADU)

MFRs Reached Plan Review

976

Multi-Family Residential (MFR) Units



Units Completed As Finaled in 2021

609

SFDs Finaled

319

Single Family Dwelling (SFD) Units

ADUs Finaled

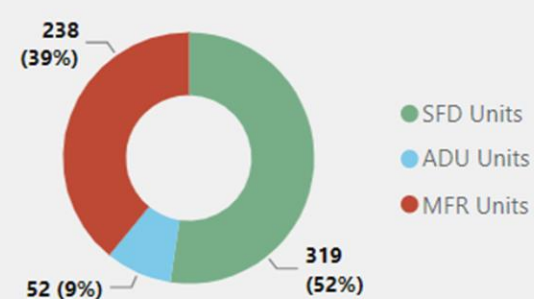
52

Accessory Dwelling Units (ADU)

MFRs Finaled

238

Multi-Family Residential (MFR) Units





Santa Rosa Affordable Housing Map

Map Filters

Project Type
Choose one or more options...

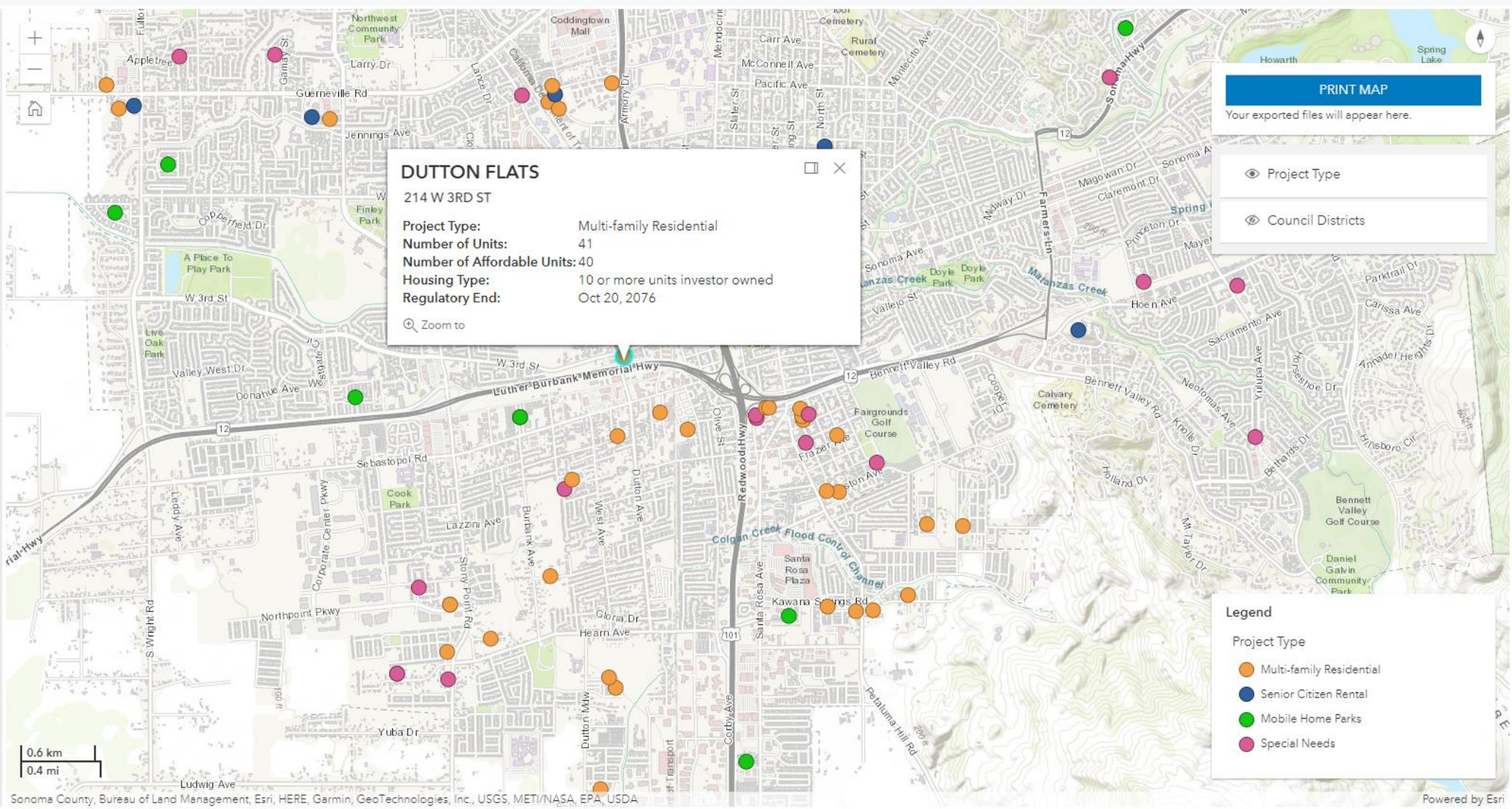
Housing Type
Choose one or more options...

Loan Funding Type
Choose one or more options...

Council District
Choose one or more options...

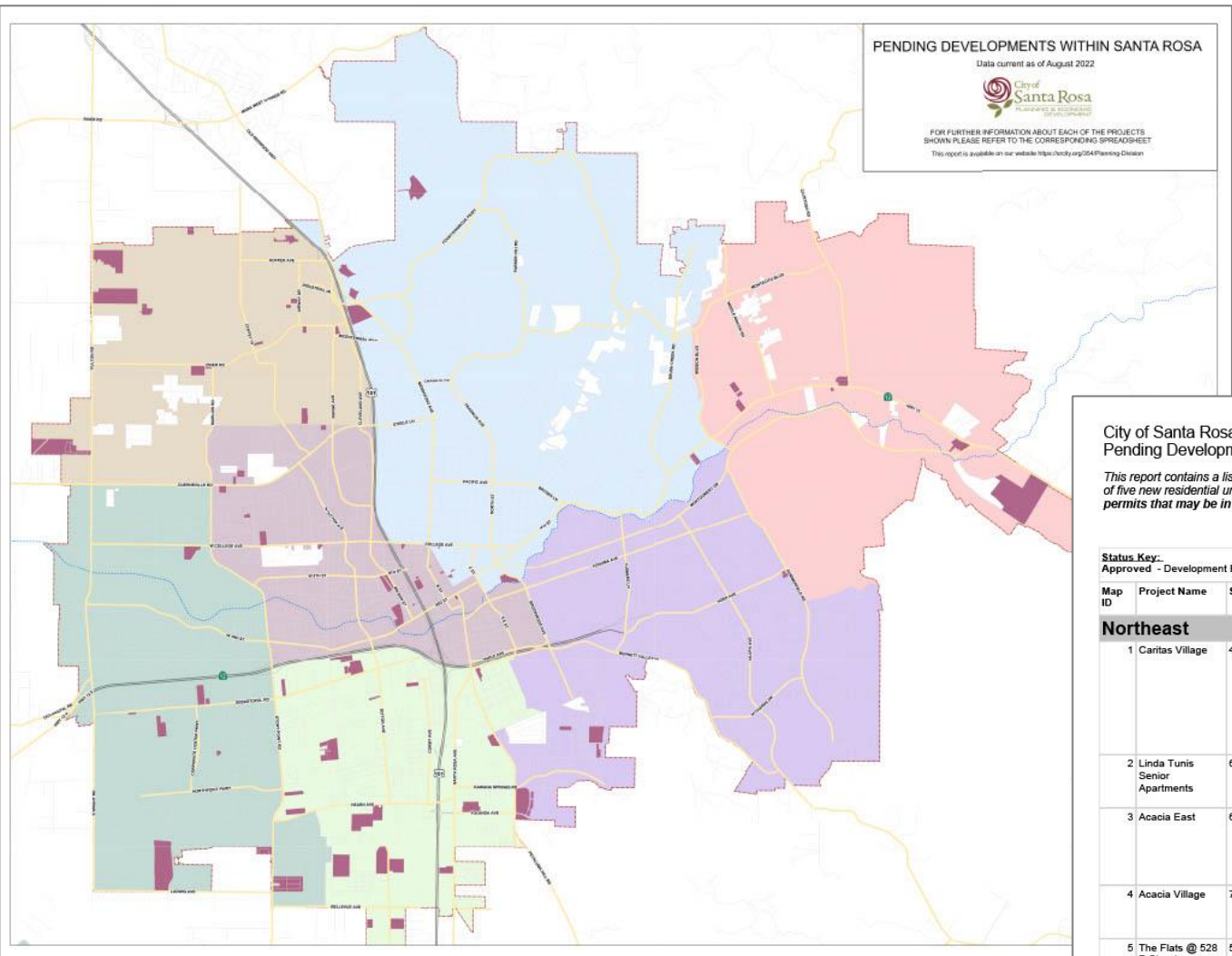
Single family home and mobile home projects are excluded from this map to maintain privacy.

Apply Filter



PRINT MAP
Your exported files will appear here.

- Project Type
- Council Districts



Pending Development Report

City of Santa Rosa Pending Development Report

August 2022

This report contains a list of land use permits currently under review or approved. This is not an exhaustive list of all land use entitlements, but is limited to projects that include a minimum of five new residential units or a minimum of 5,000 s.f. of new non-residential space. This report does not contain information on subsequent project permits, such as building permits that may be in process. Please contact the listed planner for more information.

Status Key:
Approved - Development Entitlements have been granted. **Under Review** - Application has been submitted, under review.

Map ID	Project Name	Site Address	Applicant	File Number	Type of Activity	Acres	Units	Sq Ft	Land Use	Status	Planner Name
Northeast											
1	Caritas Village	465 A St	Len Marabella Po Box 4900 Santa Rosa Ca 95402 (707) 528-8712	PRJ18-052 CUP18-134 DB19-007 DR19-047 GPAM18-005 LMA18-024 MIN18-003 REZ18-009	Planning Project Conditional Use Permit Density Bonus Design Review Concept General Plan Diagram Amendment Landmark Alteration Rezoning Map Minor Rezoning Map Amendment	2.78	128	0	Multi-Family Dwelling Includes Affordable Units	Approved 3/25/2021	Kristinae Toomians KToomians@scrcity.org
2	Linda Tunis Senior Apartments	600 Acacia Ln	Bryan 951 Petaluma Blvd South Petaluma Ca 94952 (707) 888-1680	PRJ20-007 CUP20-014 DB20-001	Planning Project Conditional Use Permit Density Bonus	0.47	26	0	Multi-Family Dwelling, Senior Housing	Approved 3/25/2021	Kristinae Toomians KToomians@scrcity.org
3	Acacia East	660 Acacia Ln	Traboulsi Farid Tr Et Al Po Box 14517 Santa Rosa Ca 95402-0000 (707) 577-0425	MJP07-030 CUP07-090 CUP17-029 MAJ07-017 PRJ17-027 PRJ18-026	Planning Project Conditional Use Permit Tentative Map Major Planning Project Planning Project	0.88	7	0	Single Family Dwelling	Approved 11/24/2007	Susie Murray SMurray@scrcity.org
4	Acacia Village	746 Acacia Ln	Acacia Village Llc Po Box 584 Larkspur Ca 94977 (707) 792-1800	PRJ18-036 CUP18-090 DB18-002 MAJ18-005	Planning Project Conditional Use Permit Density Bonus Tentative Map Major	2.5	25	0	Single Family Dwelling Affordable Units	Approved 6/27/2019	Susie Murray SMurray@scrcity.org
5	The Flats @ 528 B Street	528 B St	Peter Stanley Archilogix 50 Santa Rosa Ave #400 (707) 636-0646	PRJ20-005 DR20-012 LMA20-002	Planning Project Design Review Major Landmark Alteration	0.19	24	6,472	Multi-Family Dwelling, Office - Professional, Office - Business - Service	Approved 10/15/2020	Susie Murray SMurray@scrcity.org
6	Avenue 320 Apartments	320 College Ave	2777 Cleveland Ave, Suite 110 Santa Rosa Ca 95403 (707) 529-1722	PRJ19-028 DR19-045 LMA19-013	Planning Project Design Review Major Landmark Alteration	0.63	36	0	Multi-Family Dwelling	Approved 11/3/2021	Susie Murray SMurray@scrcity.org
7	College Avenue Apartments	542 College Ave	David Taylor 429 Wilson Ln Windsor Ca 95492 (707) 838-0816	PRJ16-031 CUP16-089 DR16-071	Planning Project Conditional Use Permit Design Review Minor	0.22	6	0	Multi-Family Dwelling	Approved 3/27/2019	Current Planner Planning@scrcity.org

Dashboards, Reports and Maps Available at:

srcity.org/Dashboards

Data, Dashboards and Maps link

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