

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
AUGUST 18, 2022

PROJECT TITLE

595 Dutton Avenue Apartments

APPLICANTCameron Vance
On behalf of 595 Dutton Ave LLC**ADDRESS/LOCATION**

595 Dutton Avenue

PROPERTY OWNER

595 Dutton Ave, LLC

ASSESSOR'S PARCEL NUMBER

125-162-013

FILE NUMBER

DR22-031

PROJECT SITE ZONING

R-3-30 (Multifamily Residential)

GENERAL PLAN DESIGNATION

Medium-High Density Residential

APPLICATION DATE

July 27, 2022

APPLICATION COMPLETION DATE

July 27, 2022

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Provide guidance to applicant and staff

PROPOSAL

Construct a 44-unit, four-story apartment building. As proposed, the project will involve a density bonus, which will allow concessions to R-3-30 district development standards, including building height and setbacks. The project would take access off Dutton Avenue. The materials presented for Concept Design Review also describe several amenities, including an onsite management office, 45 parking spaces, a garden, children play areas and an area for pets.

The site is located within the Roseland Priority Development Area (PDA). As such, it is eligible for reduced review authority before the Zoning Administrator after receiving direction from the Design Review Board (DRB) through the Concept Review process. As such, the project will likely not come before the DRB again.

Attachments

Attachment 1: Disclosure Form

Attachment 2: Neighborhood Context & Location Map

Attachment 3: Project Narrative, prepared by Hedgpeth Architects

Attachment 4: Project Plans, prepared by Hedgpeth Architects, date stamped received on July 26, 2022

ITEM NO.

Attachment 5: Public Correspondence