

CITY OF SANTA ROSA  
 PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
 STAFF REPORT FOR DESIGN REVIEW BOARD  
JANUARY 21, 2021

**PROJECT TITLE**

425 Humboldt Street Apartments

**APPLICANT**

425 Humboldt, LLC

**ADDRESS/LOCATION**431 Humboldt St. and a portion of 625 5<sup>th</sup> St.**PROPERTY OWNER**Sara et al., Woodfield  
Sonoma Commercial Investors**ASSESSOR'S PARCEL NUMBER**

009-025-004

**FILE NUMBER**

DR20-061

**PROJECT SITE ZONING**

CMU (Core Mixed Use)

FAR 8.0

**GENERAL PLAN DESIGNATION**

Core Mixed Use

**APPLICATION DATE**

December 29, 2020

**APPLICATION COMPLETION DATE**

December 29, 2020

**PROJECT PLANNER**

Adam Ross

**RECOMMENDATION**Provide Comments and  
Recommendations**PROPOSAL**

The Project proposes to construct a new eight (8) story mixed-use apartment building, which consists of 95 new residential units in six (6) stories (floors two through eight) over two (2) stories of parking (floors one through two). Ground floor uses also include a lobby with a mezzanine, leasing office, mail and parcel rooms, and an office with mezzanine for a separate tenant. Ground floor amenities may include bicycle storage and pet grooming station. Other amenities may include a fitness area at the lobby mezzanine, an exterior courtyard with BBQ area on floor three (3), and a clubhouse with exterior deck on floor eight (8). The Project includes a lot merger of parcels located at 431 Humboldt Street and a newly created parcel (425 Humboldt Street).

Further detailed information can be found on Attachment 3 – Design Narrative, which include the Project Overview/Description, Building Form, Design Expression, and Sustainable Design.

## ITEM NO. 8.2

The Project site is located in the Downtown Santa Rosa Specific Plan Area (DSASP). The CMU (Core Mixed Use) zoning district allows multifamily and mixed uses by right. The Floor Area Ratio (FAR) for this site is 8 and there is no maximum height to buildings with buildings assigned an FAR.

Updated development standards approved by City Council Ordinance No. ORD-2020-014 for Projects in the DSASP have gone into effect on January 1, 2021 and can be found in the Zoning Code. A link is provided as Attachment 7 for the updated DSASP in Section 2 of the City of Santa Rosa Design Guidelines.

### **Attachments**

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – Concept Design Narrative
- Attachment 4 – Concept Plans
- Attachment 5 – Link to [Final Downtown Station Area Specific Plan](#)
- Attachment 6 – Link to the DSASP [Amended Zoning Code](#)
- Attachment 7 – Link to DSASP [Design Guidelines](#)