

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
January 16, 2025

PROJECT TITLE

425 Humboldt Apartment Project –
Concept DR

APPLICANT

425 Humboldt, LLC

ADDRESS/LOCATION

625, 631, 635 5TH St & 431 Humboldt St

PROPERTY OWNER

Harold H, Robinson IV

ASSESSOR'S PARCEL NUMBER

009-071-020

FILE NUMBER

DR24-057

PROJECT SITE ZONING

CMU and CMU-DSA (Core Mixed Use-
Downtown Station Area)

GENERAL PLAN DESIGNATION

Core Mixed Use

APPLICATION DATE

December 20, 2024

APPLICATION COMPLETION DATE

December 20, 2024

PROJECT PLANNER

Monet Sheikhal, Senior Planner

RECOMMENDATION

Provide comments and recommendations

PROPOSAL

The applicant proposes a new seven-story mixed-use building that will feature 309 residential units and 194 parking spaces. This building will include a residential leasing lobby, retail space, an open-air amenity plaza for residents, live/work units with traditional storefronts, an overlook terrace, and a Skydeck. All parcels are zoned CMU and have a Floor Area Ratio (FAR) of 8; the proposed project's FAR is 4.39.

Attachments

- Attachment 1 – Disclosure Form
- Attachment 2 – Neighborhood Context Map
- Attachment 3 – Project Description
- Attachment 4 – Project Plan Set
- Attachment 5 – Public Comments