

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

**PROJECT TITLE**

595 Dutton Avenue Apartments

**APPLICANT**Cameron 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 &amp; 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