

595 Dutton Avenue Apartments

Concept Design Review



595 Dutton Avenue

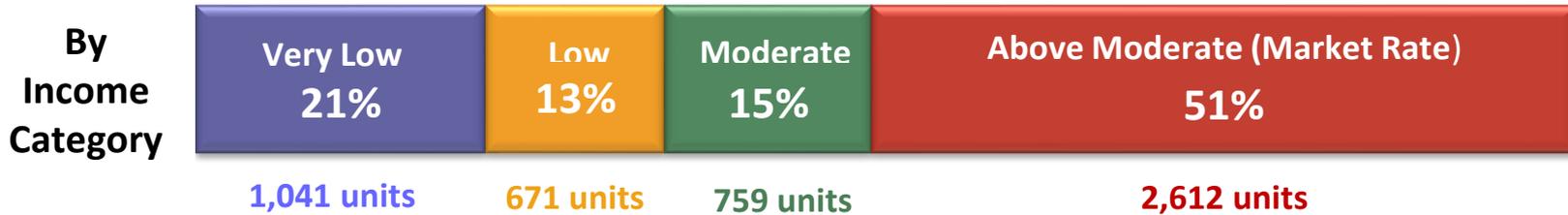
August 18, 2022

Susie Murray, Senior Planner
Planning and Economic Development

Contribution toward Regional Housing Needs Allocation (RHNA)

Santa Rosa RHNA Allocation 2015-2023

Total = 5,083 New Housing Units



Project Contribution toward RHNA

Project Name: Total XXX units

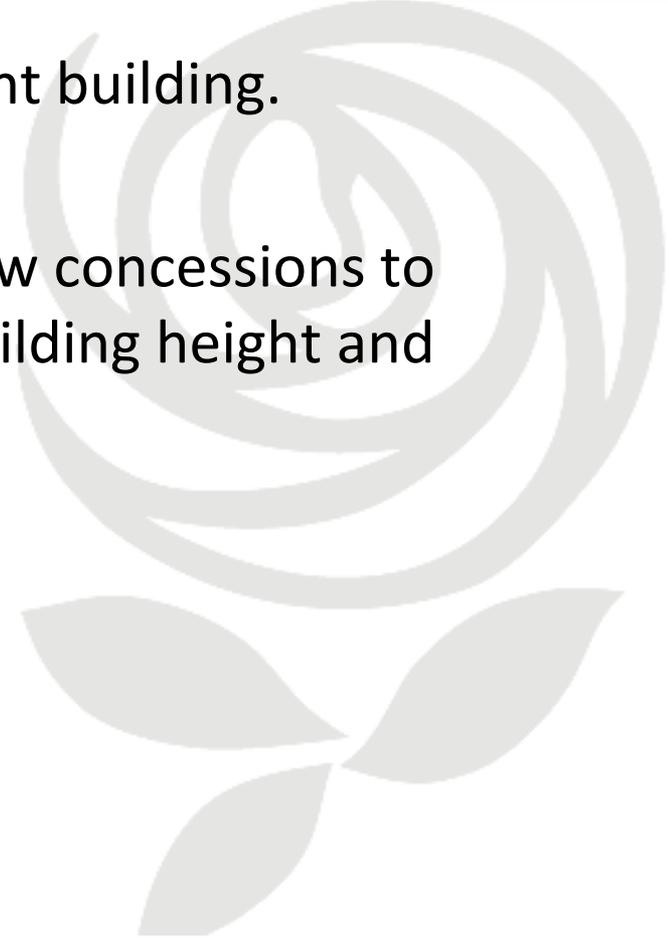


Very Low Income
5 Units (0.4% of RHNA)



Above Moderate (Market Rate):
44 Units (1.5% of RHNA)

- Construct a 44-unit, four-story apartment building.
- A mix of
- Involves a density bonus, which will allow concessions to development standards for including building height and setbacks.
- Access off Dutton Avenue
- 45 Parking spaces
- Onsite management office
- Child and pet play areas



The site is located within the Roseland Priority Development Area making it eligible for reduced review authority before the Zoning Administrator.

- Use permitted by right
- Concept Design Review (DRB)
- Design Review (ZA)

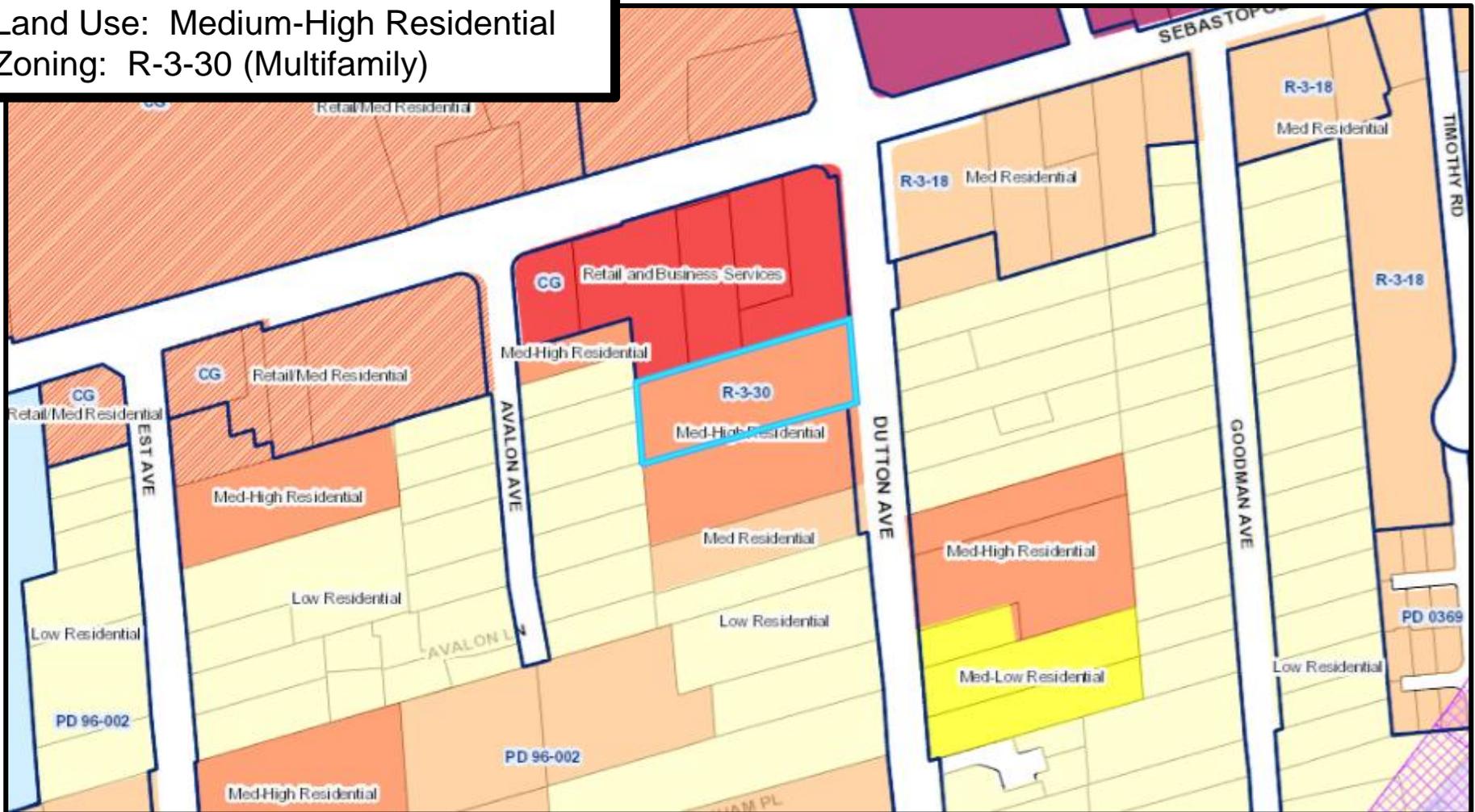
Other meetings

- Neighborhood Meeting (August 15, 2022)
- Pre-application Meeting with staff (May 2022)

595 Dutton Avenue



Land Use: Medium-High Residential
Zoning: R-3-30 (Multifamily)



Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).



The Applicant and the Planning and Economic Development Department are requesting that the Design Review Board provide comments and direction for the 595 Dutton Avenue Apartment project.

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