

Dutton Avenue Residences

The Vibe Apartments

Design Review Board

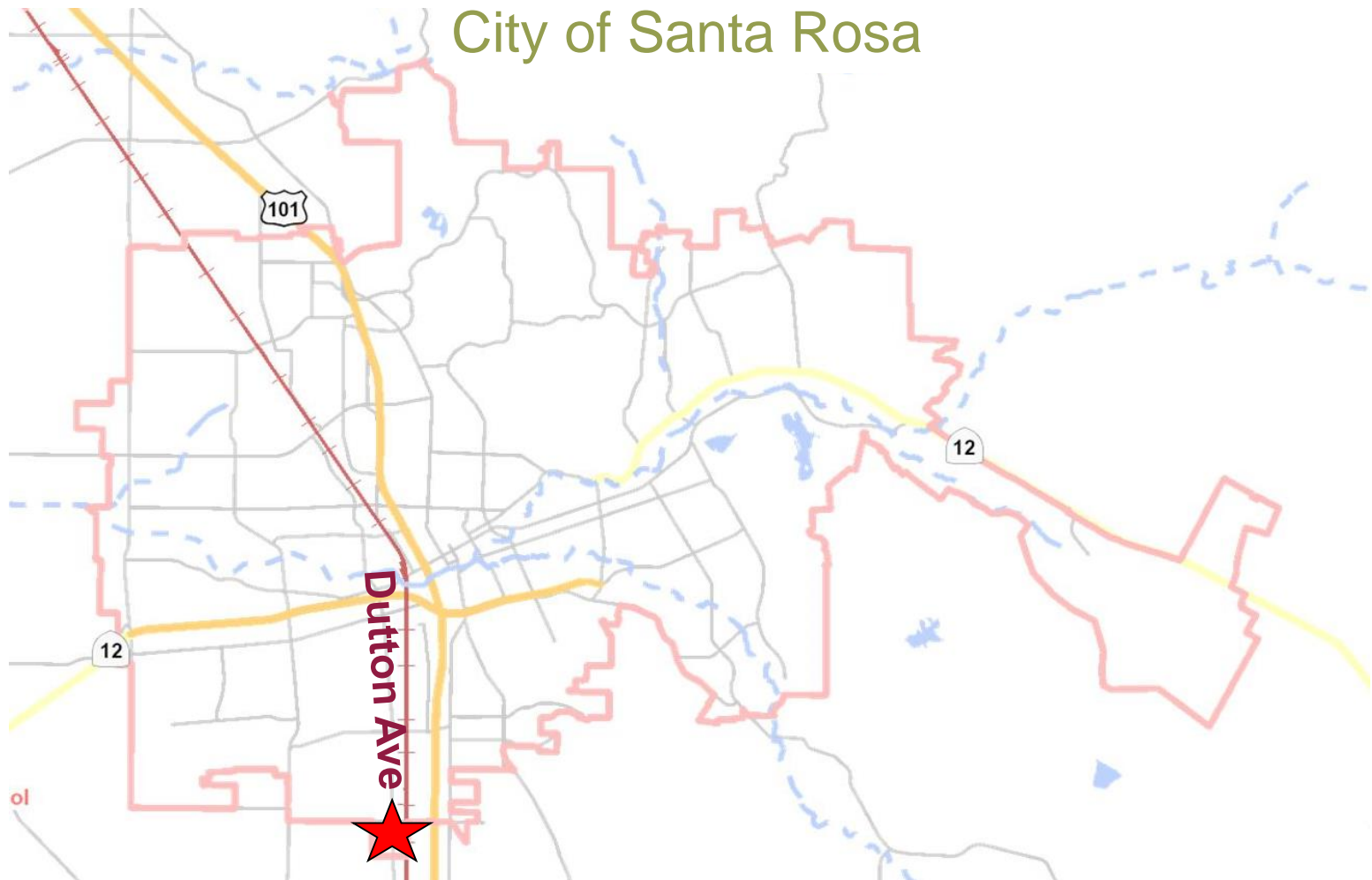
October 18, 2018

Patrick Streeter
Senior Planner
Planning and Economic Development

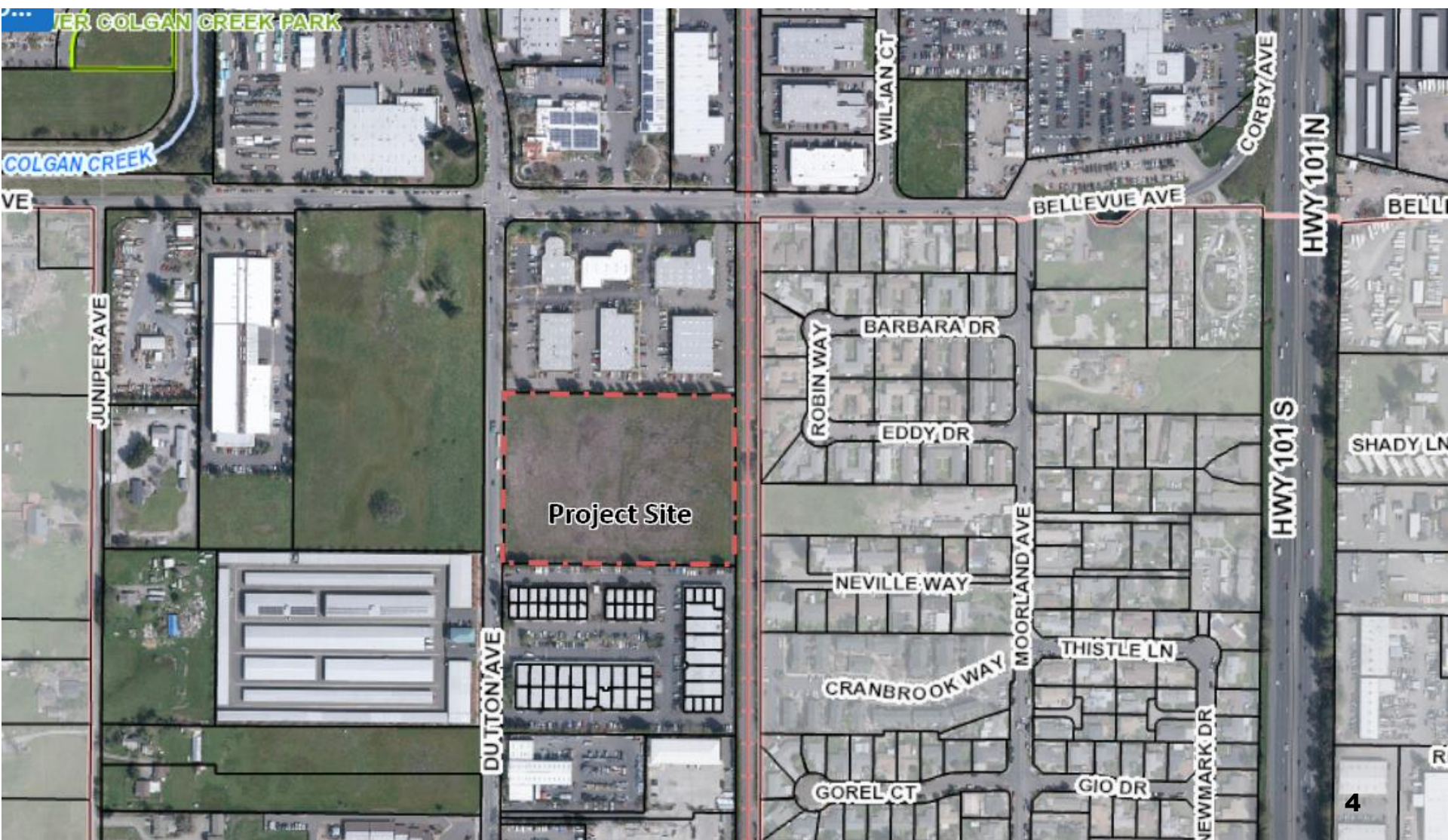
- The Vibe Apartments
 - 107 multi-family residential units
 - One 2-story, three 3-story, and one 4-story buildings
 - 32 one-bedroom, 65 two-bedroom, and 10 three-bedroom units
 - 137 parking spaces
- Mitigated Negative Declaration

Project Location

3150 Dutton Avenue



Project Location 3150 Dutton Avenue



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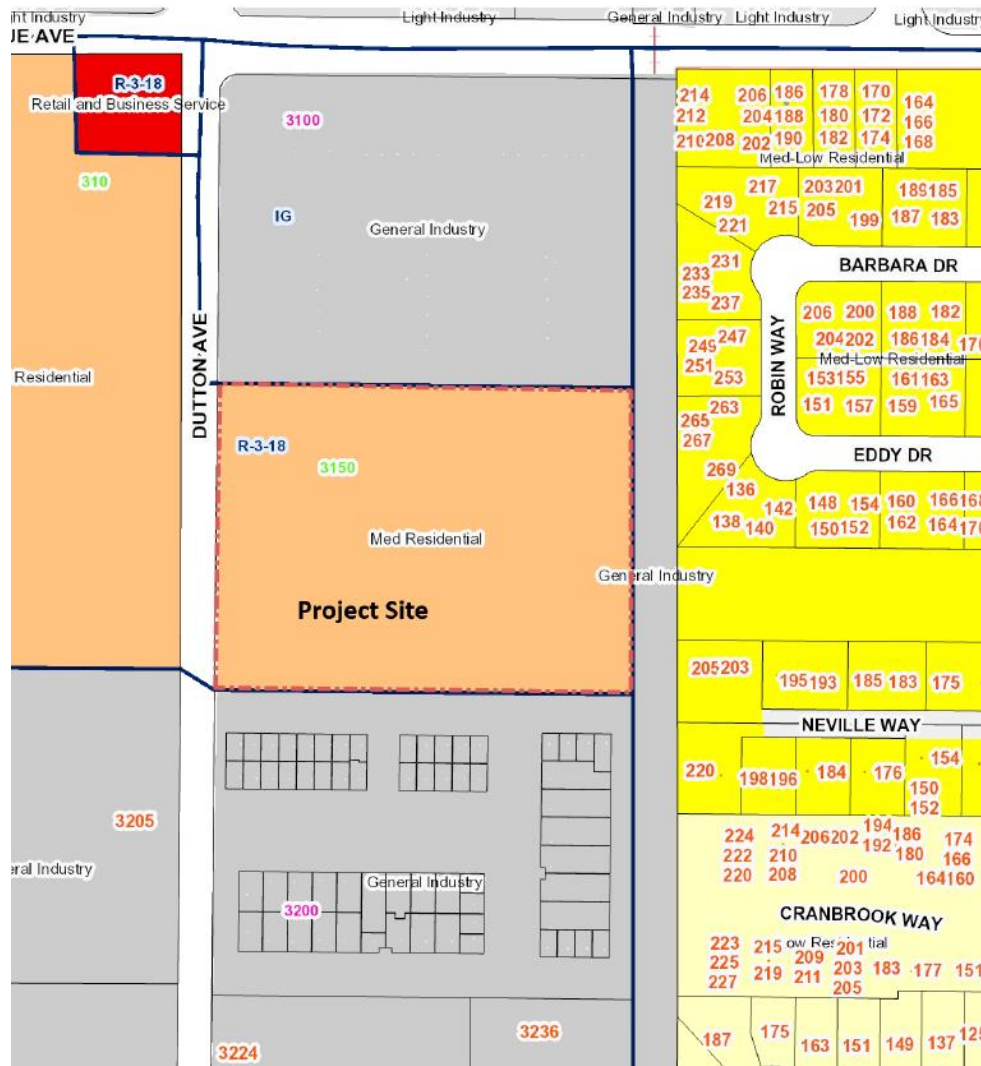


- January 11, 2017 – Neighborhood Meeting
- March 16, 2017 – Concept Design Review
- October 19, 2017 – Formal Design Review applications submitted
- September 27, 2018 – IS/MND prepared, posted for 20-day comment period

Medium Density Residential

R-3-18 (Multi-family Residential)

General Plan and Zoning



General Plan

- Medium Density Multi-family Residential
- 8 to 18 units per acre

Zoning

- Multi-family residential is a principally permitted use
- Design Review required for attached residential development

Development Standards:



Parking:

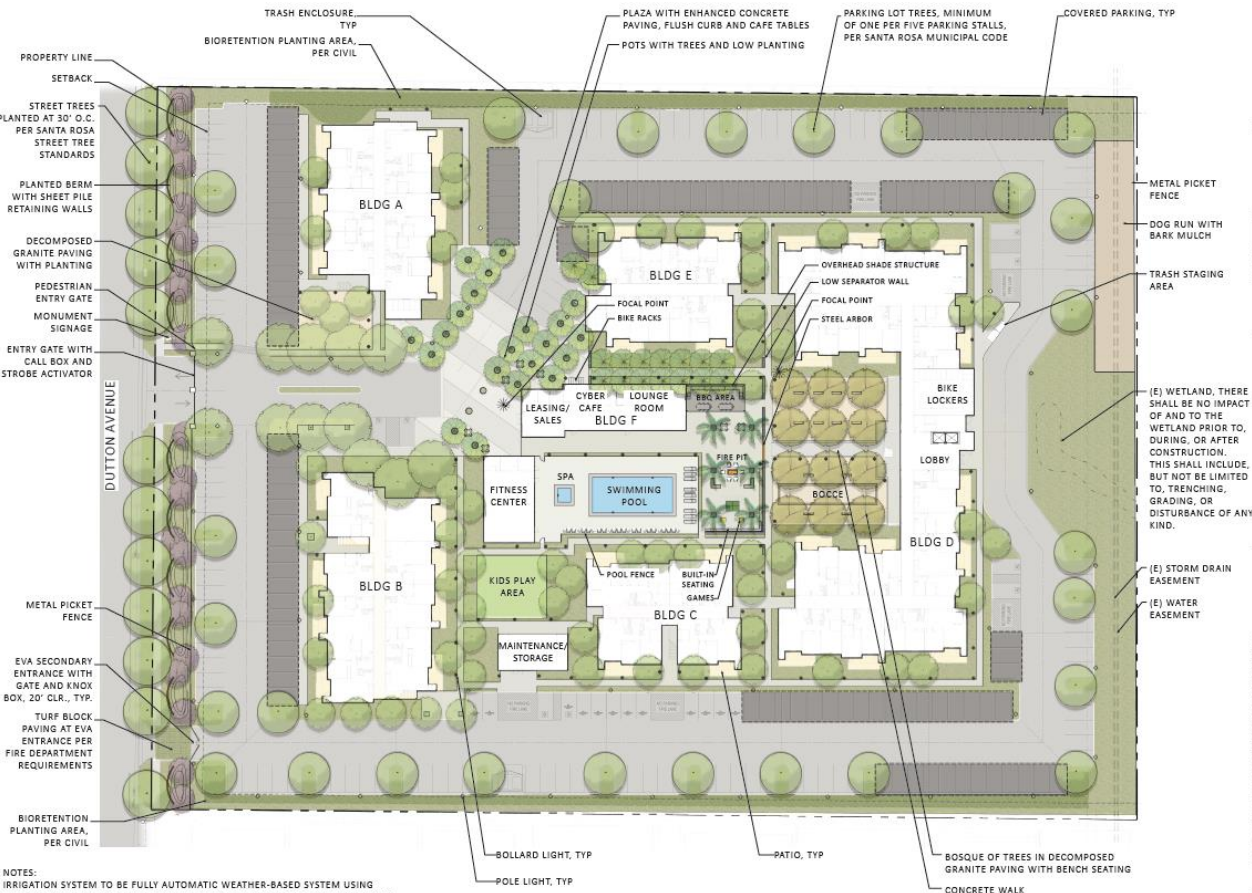
- 1.5 space per studio/1 br
- 2.5 spaces per 2+ br
- 236 required; 237 provided



Design Review

Concept Review: March 16, 2017

The Board discussed placement and style of parking, building articulation, access to the SMART multi-use path, and project amenities.



COURTYARD VIEW FROM BALCONY



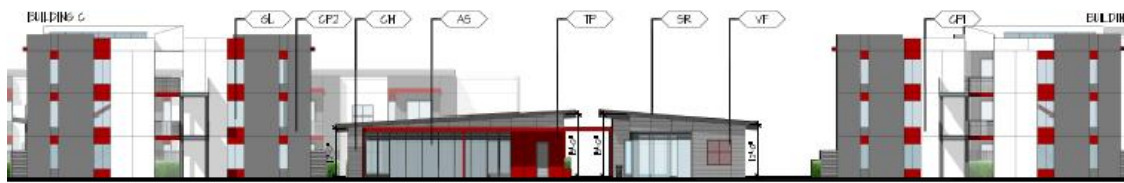
COURTYARD VIEW



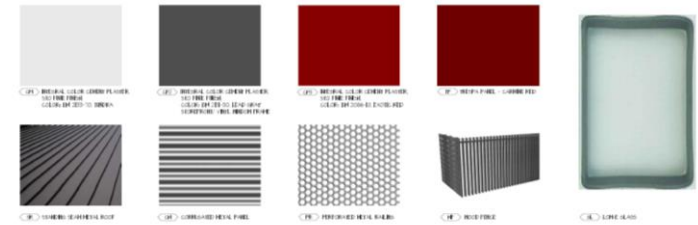
Design Review



BLDG C/E/F EAST ELEVATION



BLDG C/E/F WEST ELEVATION



THE GROVE



PATHWAYS AND TRANSITIONS



STORMWATER TREATMENT PLANTING AREAS



KIDS PLAY AREA

Environmental Review

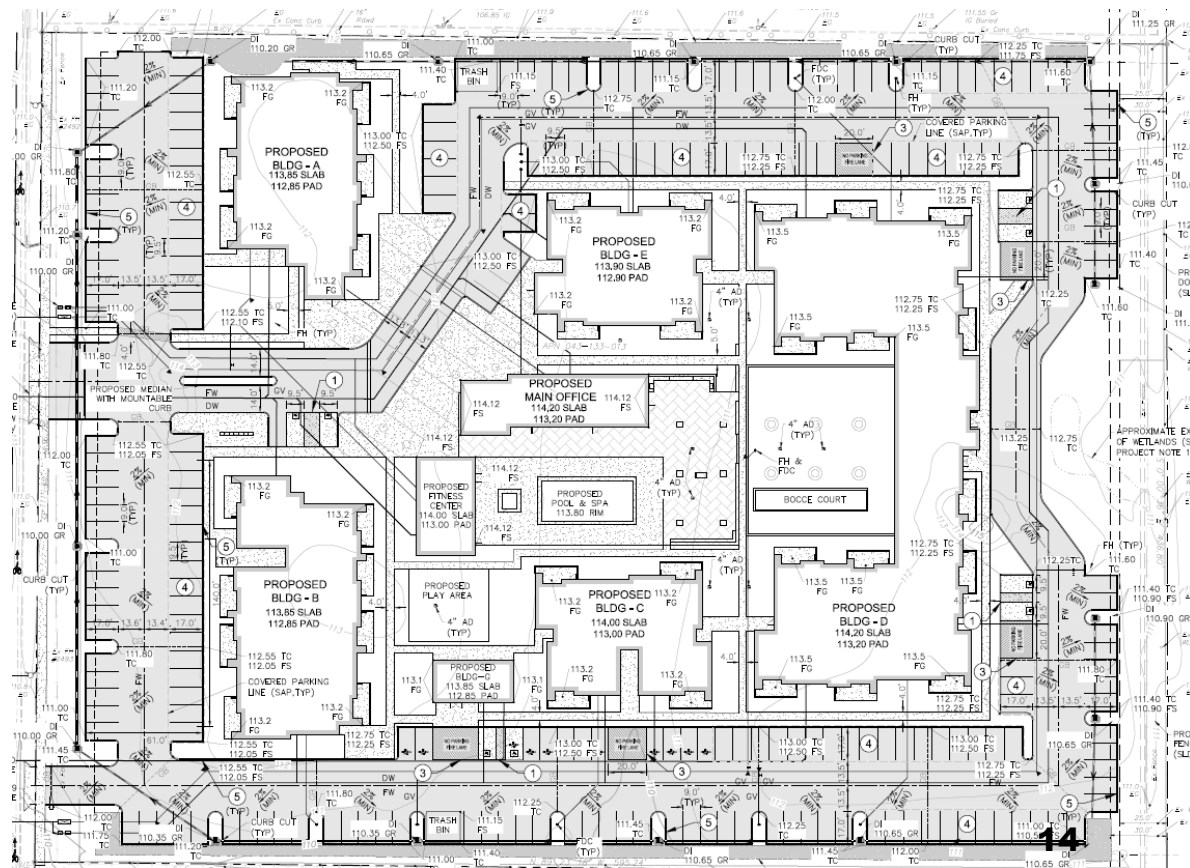
California Environmental Quality Act (CEQA)

- Initial Study prepared on September 27, 2018
- Notice of Intent to adopt IS/MND posted with Sonoma County Clerk's Office, newspaper, on-site, and Santa Rosa City Hall
- 20-day comment period began September 28 and ended October 18, 2018.
- No comments received.

Public Comments



- Fire Department access
- Stormwater and utilities
- Traffic
- Wetland
- CEQA



Recommendation



It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, adopt a Mitigated Negative Declaration and approve Preliminary and Final Design Review for the Dutton Avenue Residences project.

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