

CITY OF SANTA ROSA  
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**February 7, 2019**

**PROJECT TITLE**

Dutton Flats

**APPLICANT**

Dutton Flats, LP

**ADDRESS/LOCATION**

206-214 W. 3<sup>rd</sup> Street

**PROPERTY OWNER**

Godfrey A. Babbini Trust, et al.

**ASSESSOR'S PARCEL NUMBERS**

125-061-027 (206 W. 3<sup>rd</sup> St.)

125-061-026 (208 W. 3<sup>rd</sup> St.)

125-061-028 (214 W. 3<sup>rd</sup> St.)

**FILE NUMBER**

DR19-008

**PROJECT SITE ZONING**

CN-SA (Neighborhood Commercial –  
Station Area)

**GENERAL PLAN DESIGNATION**

Retail and Business Services

**APPLICATION DATE**

January 30, 2019

**APPLICATION COMPLETION DATE**

January 30, 2019

**PROJECT PLANNER**

Andrew Trippel

**RECOMMENDATION**

Provide comments

**PROPOSAL**

Subject to Lot Merger, applicant proposes to construct a 5-story, 41-unit, 100% affordable multi-family project consisting of 11 one-bedroom units, 15 two-bedroom units, and 15 three-bedroom units, located on the southeast corner of the intersection of Third Street and Dutton Avenue.

The proposed project is located within the Downtown Santa Rosa Station Area Specific Plan Priority Development Area and is subject to Zoning Code Section 20-16.070, Modifications to the Design Review process. Pursuant to this section, required Design Review is delegated to the Zoning Administrator through the Minor Design Review process. Prior to submittal of an application for Design Review by the Zoning Administrator, Concept Design Review by the Design Review Board is required for this new multi-family residential development as is a Pre-application Neighborhood Meeting

(§ 20-16.070.A.1-2). The required Pre-application Neighborhood Meeting is scheduled for Wednesday – February 6, 2019. Public comments and concerns expressed at that meeting will be presented to the Design Review Board by staff during Concept Design Review.

Dutton Flats is located in census tract 1530.03, which has a poverty rate of 17.9%, as determined in the most recent American Community Survey 5- Year Estimate. It is 0.5 miles away from the SMART train in Railroad Square and less than 400 feet from Exit 6 on Highway 12. The project is approximately 300 feet from Santa Rosa City Bus stops 6 and 9. During a Pre-application Development Services Meeting, the City of Santa Rosa has requested a new stop be placed directly in front of the building on Third Street.

The project consists of one 5-story building in the shape of an 'L' on the intersection of West Third Street and Dutton Avenue. The entrance to the site will be located at the corner of the Dutton/West Third Street intersection. The parking entrance will come from Decoe Street with 41 off street parking places inside the 'L' configuration.

The project will have a community room, management office, a resident mail room, a large fully equipped fitness center, bike storage for {80} bicycles, laundry facility, and a rooftop patio on the 3rd level above the entrance. Levels 1-2 each include one 1-bedroom and three 3-bedroom units, as well as the leasing and amenities areas. Levels 3-5 are accessible via stairs or an elevator with each level consisting of three 3-bedroom, five 2-bedroom, and three 1-bedroom units.

## **ATTACHMENTS**

Attachment 1 – Disclosure Form

Attachment 2 – Vicinity and Location Maps

Attachment 3 – Concept Project Narrative dated received by the City on January 30, 2019

Attachment 4 – Concept Project Plan Set dated received by the City on January 30, 2019

## **CONTACT**

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