

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

**PROJECT TITLE**

Boyd Street Family Apartments

**APPLICANT**

Chris Dart

**ADDRESS/LOCATION**

811 Boyd Street

**PROPERTY OWNER**

Chris Dart, Danco Communities

**ASSESSOR'S PARCEL NUMBERS**

037-101-003

**FILE NUMBER**

PRJ19-008

**PROJECT SITE ZONING**

PD96-002

**GENERAL PLAN DESIGNATION**

Medium Residential

**APPLICATION DATE**

February 6, 2019

**APPLICATION COMPLETION DATE**

pending

**PROJECT PLANNER**

Kristinae Toomians

**RECOMMENDATION**

Provide comments

**PROPOSAL**

The applicant proposes to construct a two-story, 47-unit, 100% affordable multi-family project consisting of 5 one-bedroom units, 30 two-bedroom units, and 12 three-bedroom units, located on the west side of Boyd Street.

The proposed project is located within the Roseland 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 proposed multi-family residential development (§ 20-16.070(A)(1-2)). The applicant is proposing a density of 24 units per acre.

Dutton Flats is located 0.7 miles away from the SMART train in Railroad Square and is approximately 0.4 miles to the nearest Highway 12 onramp. The project is approximately 246 feet from a bus stop.

The project consists of one 2-story, 42,520-square-foot, 47-unit multi-family building, set behind a 2,100-square-foot community center. Aggregate parking is located along the north span of the project boundary. The community center will have a leasing office, meeting room, kitchen, and common laundry room. The applicant proposes a shared common open space area between the community center and the apartment units.

### **ATTACHMENTS**

Attachment 1 – Disclosure Form

Attachment 2 – Vicinity and Location Maps

Attachment 3 – Concept Project Narrative dated received by the City on February 7, 2019

Attachment 4 – Concept Project Plan Set dated received by the City on February 5, 2019

### **CONTACT**

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