

CITY OF SANTA ROSA
DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
December 19, 2019

PROJECT TITLE

Southside Apartments

APPLICANT

Frank Gobar

ADDRESS/LOCATION

2706 Dutton Meadow

PROPERTY OWNER

Frank Gobar

ASSESSOR'S PARCEL NUMBERS

043-071-028

FILE NUMBER

DR19-087

PROJECT SITE ZONING

PD 96-003

GENERAL PLAN DESIGNATION

Retail/Medium Density Residential

(Northpoint-Dutton Community Commons)

APPLICATION DATE

December 3, 2019

APPLICATION COMPLETION DATE

December 3, 2019

PROJECT PLANNER

Adam Ross

RECOMMENDATIONProvide Comments and
Recommendations**PROPOSAL**

The proposal includes to construct the Southside Apartments Project, a 70-unit, three-story multi-family apartment complex comprised of two (2) buildings on a 1.75-acre lot. Building A includes a two-story community center fronting Dutton Meadow in addition to the residential units throughout the remainder of the building, which is three (3) stories. Building B is three stories and located on the east side of the property.

A total of 52 units are permitted at the requested density of 30 units per acre. At the time of the Design Review application, the applicant will apply for a 35% density bonus, and two legislatively available concessions; a parking reduction and a semi-private open space reduction. Six (6) of the units will be designated as affordable to Very Low-Income persons allowing for the 35% State Density Bonus allowing an additional 18 units. The requested concessions will result in identifiable cost reductions that are necessary to make the project financially feasible.

The proposed project is located within the Roseland Area/Sebastopol Road 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 proposed multi-family residential development (§ 20-16.070(A)(1-2)).

ATTACHMENTS

Attachment 1 – Disclosure Form

Attachment 2 – Neighborhood Context Map

Attachment 3 – Site Analysis Map received by the City on December 3, 2019

Attachment 4 – Concept Narrative for Southside Apartments received on December 3, 2019

Attachment 5 – Vicinity Map and Project Figures received by the City on December 3, 2019

Attachment 6 - Concept Site Plan received by the City on December 3, 2019

Attachment 7 - Concept Building Elevations received by the City on December 3, 2019

Attachment 8 - Concept Landscape Plans Received by the City on December 3, 2019

CONTACT

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Planning and Economic Development

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