

ACME Family Apartments

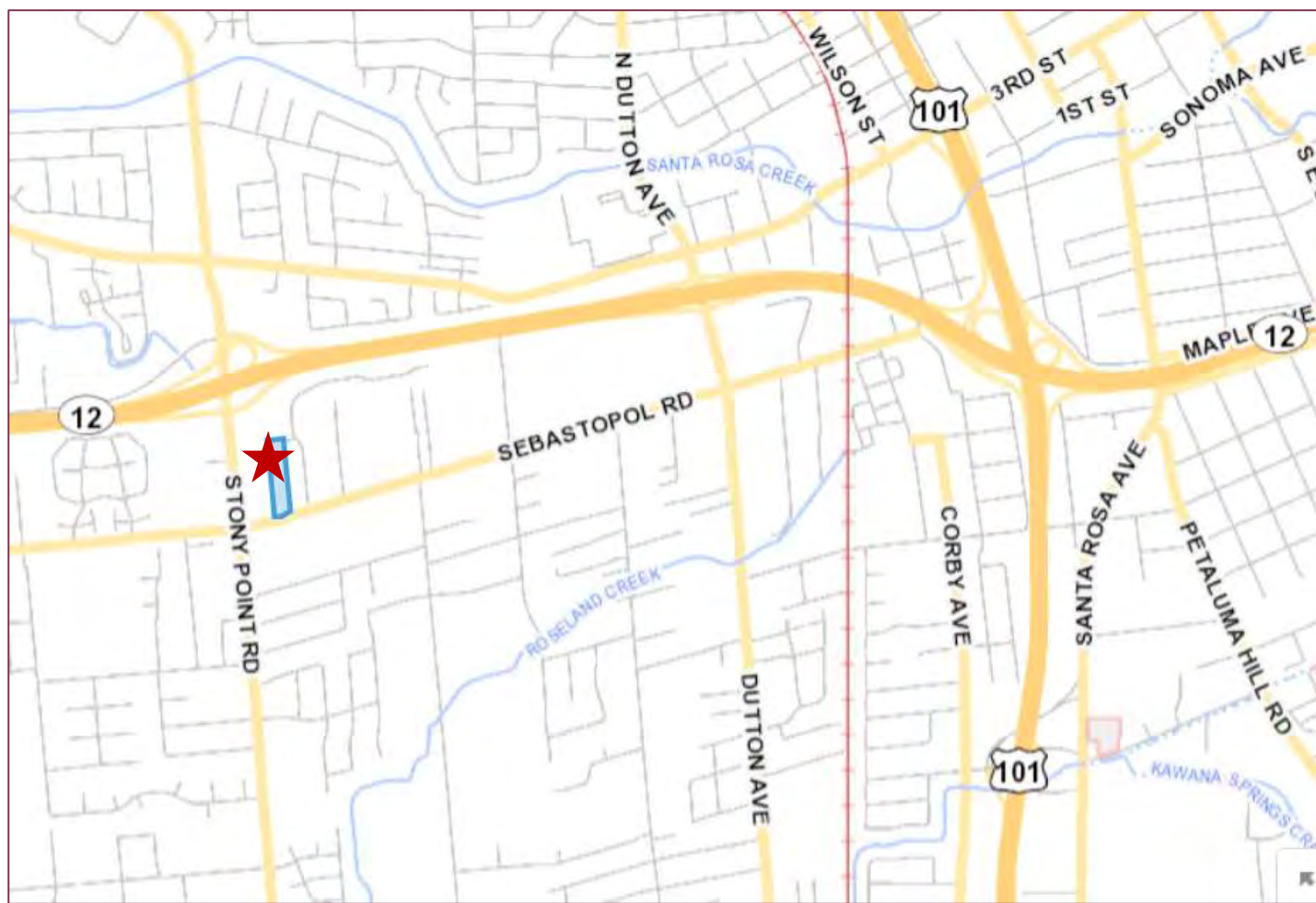
2965 DUTTON AVE

February 4, 2021

Kristinae Toomians
Senior Planner
Planning and Economic Development

The proposed project is four, three-story walk-up apartment buildings with 76 affordable units and 1 manager's unit. The parking will be a mix of surface parking spots and tandem tuck under parking garages. There is a proposed outdoor community space behind the leasing building that includes a tot lot and sports court.

Project Location



Project Location 1885 Sebastopol Rd



General Plan & Zoning



Kristinae Toomians
Senior Planner
Planning and Economic Development
KToomians@srcity.org
(707) 543-4692





Architecture + Planning
17511 Van Kermann Ave.
Suite 200
Irvine, CA 92614
949.651.2133
ktgy.com

MILESTONE HOUSING GROUP
461 N. Santa Cruz Ave., Suite 310
Los Gatos, CA 95030

ACME FAMILY APARTMENTS
SANTA ROSA, CALIFORNIA # 2019-0375

PRE-APPLICATION SET
APRIL 28, 2020



CONTEXT MAP
SITE ANALYSIS DIAGRAM

A1.1



Project Summary

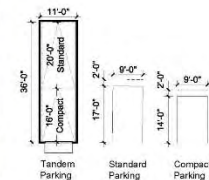
Site Summary
 Site Area: ±2.33 gross acres
 Density: ±33.04 du/acre
 Dwelling Units: ±77 du
 Zone: General Commercial

Unit Summary
 1Bd (31%) =24 units
 2Bd (34%) =26 units
 3Bd (35%) =27 units
 Total: ±77 units

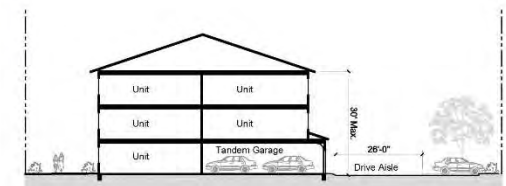
Parking Required (Per State Density Bonus)
 1Bd 24 x 1 = 24
 2Bd 26 x 2 = 52
 3Bd 27 x 2 = 54
 Total: 130 Spaces

Parking Provided
 Tandem Garage Parking: 74 Spaces*
 Open Parking: 56 Spaces
 Total Parking Provided: 130 Spaces (1.68 spaces/unit)

Note: * 37 Compact Garage Spaces
 2 Compact Open Spaces
 39 Total Compact Spaces (30% of total)



Typical Parking Spaces | Scale $\frac{1}{16}'' = 1'-0''$



Typical Cross Section | Scale $\frac{1}{16}'' = 1'-0''$



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SITE PLAN
 DENSITY STUDY

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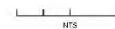


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PERSPECTIVE
AERIAL VIEW OF PROJECT

A6.0



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PERSPECTIVE
VIEW OF 3-STORY WALK-UP

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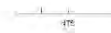


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PERSPECTIVE
VIEW OF PROJECT ENTRY

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