

425 Humboldt, LLC  
171 Main Street, Ste 606  
Los Altos, CA 94022

June 10, 2021

William Rose, Acting Deputy Director  
Adam Ross, Senior Planner  
Planning Division, Planning and Economic  
Development Department  
100 Santa Rosa Avenue, Suite 3  
Santa Rosa, Ca 95404

Re: Changes to 425 Humboldt Apartment Project                      By email transmission only

Dear Bill and Adam:

The purpose of this letter is to describe the changes to our project at 425 Humboldt Street that have occurred since we received design review approval from the City of Santa Rosa Zoning Administrator on April 8, 2021.

While the overall footprint of the building and the garage remains the same, the following changes were necessary to reduce the building's cost so that it is more economically feasible:

1. Removal of the sixth residential floor on both of the building's towers. This reduces the overall height of both towers from approximately eighty-six (86') feet to approximately seventy-seven (77') feet. The building now includes five residential floors over a two-story parking, office space, and lobby podium.
2. Four bays on the facades and porches of the residential floors that extended into the interior courtyard toward the north of the sky bridges connecting the building's towers are replaced with porches. We expect the visual effect will be similar. Even so, the porches will continue to break up the wall planes and will be visible from certain south facing units of the adjacent apartment building located at 670 Seventh Street; they will not be visible from the street.
3. Increasing the number of units on the first four residential floors from 16 to 18 and 14 to 16 on the top floor for a total of 88 units. This reduces the number of total units from 94 to 88. The unit mix replaces two very large two bedroom, two bath doubles on each floor with two studios and two one bedroom units on each floor. The new unit mix is included on sheets 55 and 58 of the accompanying submittals. In both cases the top floor has two fewer units than the lower floors because it includes an entertainment room and deck.

4. Reconfiguring all ten two bedroom units so that the kitchen, dining, and living room areas are between the bedrooms, each of which has a bathroom en suite. This increases the resident's privacy and, potentially, the number of residents.
5. Changes in the number of units and the configuration of those north of the sky bridges has resulted in changes to the windows in units located off the central courtyard to the north of the sky bridges. None of those windows is visible from the street.
6. Please note that none of these changes effects the building's fire safety exiting nor any other fire safety requirement. Neighborhood impacts, including shadows and traffic will be reduced as a result of the lower height and fewer units. In particular, light available to residents in the adjacent apartment building and the small, adjacent structure located at 421 Humboldt Street will be slightly improved.

The drawings submitted with this letter document each of these changes.

Thank you for moving ahead quickly to adjust the design of the building's exterior appearance, unit count, and certain unit configurations on which design review approval is based. It remains an attractive structure which will not only add to Santa Rosa's housing stock, but based on the remarks of the Design Review Board members during their advisory meeting, it is of high architectural quality. We believe that these changes will not affect that judgment.

Please acknowledge receipt of this letter and the accompanying submittals. If you have any further questions, please do not hesitate to contact David Delasantos at TLCd Architecture at [david.delasantos@tlcd.com](mailto:david.delasantos@tlcd.com). If you require any further submittal, please contact me at [trobersonsf@gmail.com](mailto:trobersonsf@gmail.com).

Sincerely,

Tom Robertson

Thomas A. Robertson  
General Counsel

Copy to: Rob and David  
Accompanying submittals