

Cherry Ranch Subdivision

Minor Design Review

930 Fresno Avenue

September 1st, 2022

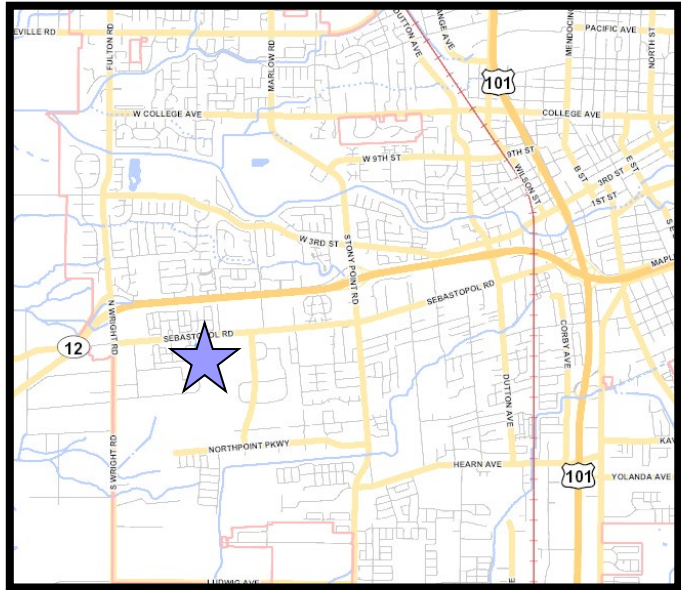
Conor McKay
Senior Planner
Planning and Economic Development

Project Description

Cherry Ranch Subdivision

The project proposes to construct 67 single-family dwellings - 62 single-family attached (duplex) dwellings and five single-family detached dwellings – in a proposed small lot subdivision located at 930 Fresno Avenue.

Project Location 930 Fresno Ave.



General Plan and Zoning



- Pre-Application Neighborhood Meeting was held – **July 31, 2019**
 - Proposal of **83 residential units** spread across single-family detached and apartments.
- Concept Design Review (DRB) – **August 20, 2020**
 - Proposal reduced to **67 residential units** spread across single-family detached and single-family attached (townhomes).
- Tentative Map and Conditional Use Permit applications submitted – **October 20, 2020**
- Notice of Application distributed – **November 6, 2020**
- Planning Commission Hearing – **June 9, 2022**
 - Adoption of Addendum, approvals of Conditional Use Permit and Tentative Map

- The R-1-6 zoning district establishes a minimum lot size of 6,000 SF.
- The project received approval of a Minor Conditional Use Permit to allow the creation of a Small Lot Subdivision, which would allow the project to create parcels that range from 2,301 to 5,129 SF.
- The project also received approval of a reduction of second-story setback standards established by Zoning Code 20-42.140 (Residential Small Lot Subdivisions) from eight feet to five feet for all lots, and reduction of rear setbacks from 15 feet to 10 feet on Lots 8, 9, and 33 through 67.

LOT AREA TABLE

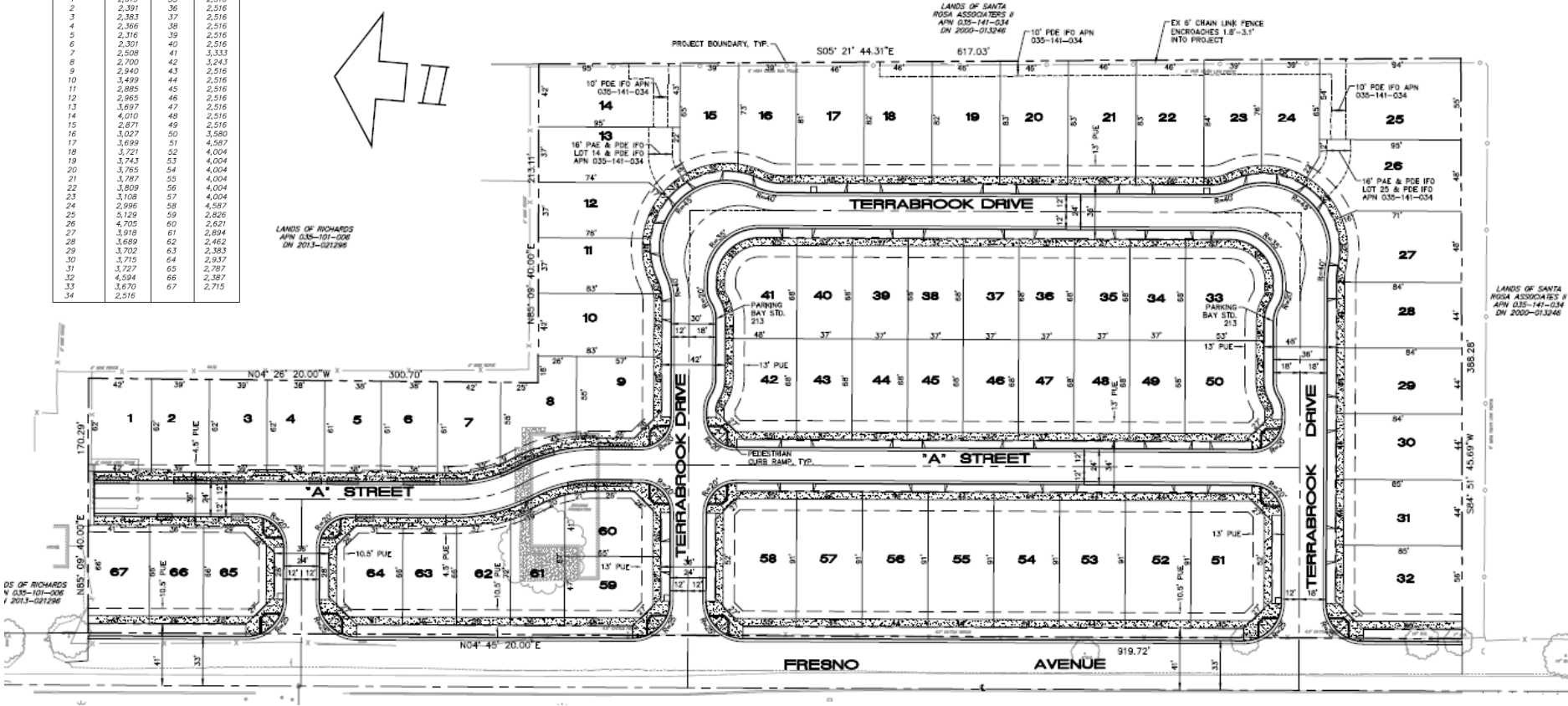
LOT NO.	LOT SIZE SQ. FT.	LOT NO.	LOT SIZE SQ. FT.
1	2,619	35	2,516
2	2,391	36	2,516
3	2,383	37	2,516
4	2,366	38	2,516
5	2,316	39	2,516
6	2,301	40	2,516
7	2,508	41	3,333
8	2,700	42	3,243
9	2,940	43	2,516
10	3,499	44	2,516
11	2,885	45	2,516
12	2,965	46	2,516
13	3,697	47	2,516
14	4,010	48	2,516
15	2,871	49	2,516
16	3,027	50	3,580
17	3,699	51	4,587
18	3,721	52	4,004
19	3,743	53	4,004
20	3,765	54	4,004
21	3,787	55	4,004
22	3,809	56	4,004
23	3,108	57	4,004
24	2,896	58	4,587
25	2,129	59	2,826
26	4,705	60	2,621
27	3,918	61	2,894
28	3,689	62	2,462
29	3,702	63	2,383
30	3,715	64	2,937
31	3,727	65	2,787
32	4,594	66	2,387
33	3,670	67	2,715
34	2,516		

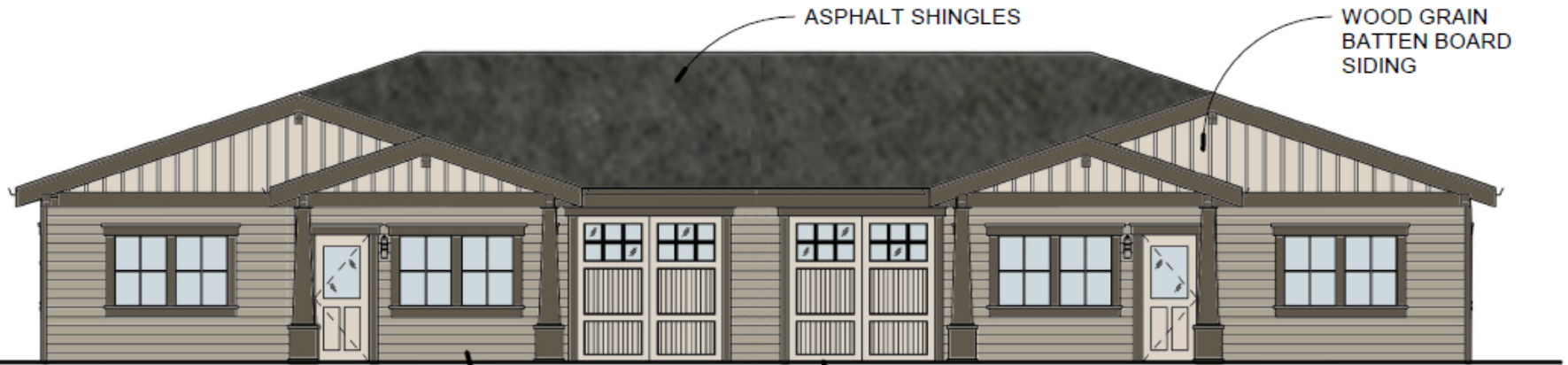


LANDS OF RICHARDS
APN 035-101-008
DN 2013-021298

LANDS OF SANTA ROSA ASSOCIATES #
APN 035-141-034
DN 2000-013246

LANDS OF SANTA ROSA ASSOCIATES #
APN 035-141-034
DN 2000-013246





UNIT A1 - FRONT ELEVATION

6" WOOD GRAIN
LAP SIDING

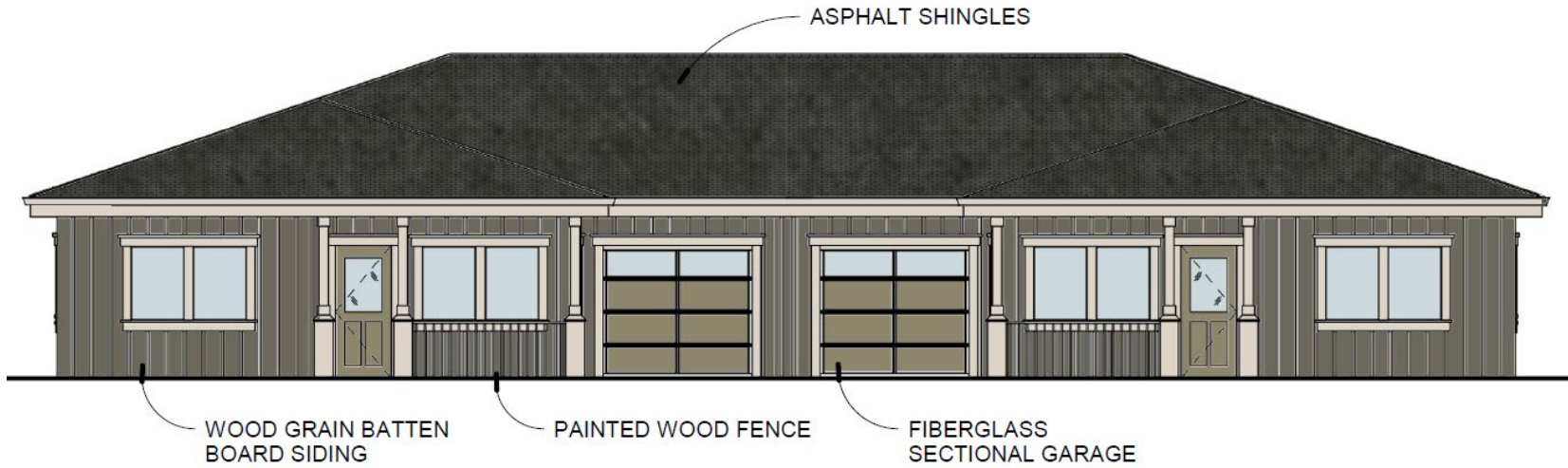
FIBERGLASS CARRIAGE
SECTIONAL GARAGE



EARTHTONE PAINT COLORS 1



EARTHTONE ASPHALT SHINGLES



UNIT A2 - FRONT ELEVATION



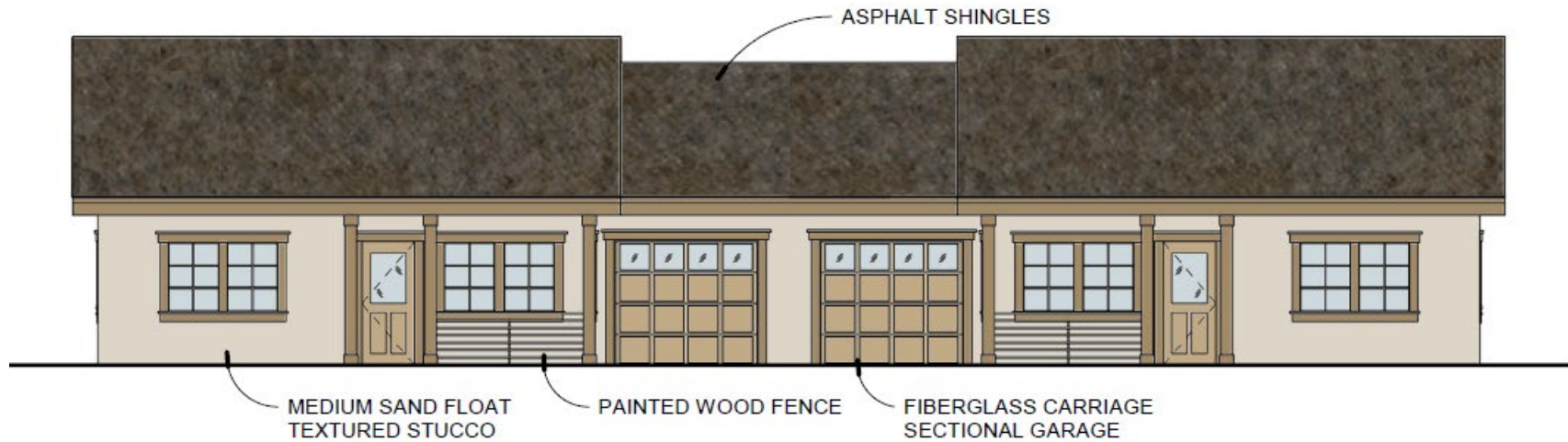
EARTHTONE PAINT COLORS 2



WOOD PICKET FENCE



WOOD GRAIN BATTEN BOARD SIDING



UNIT A3 - FRONT ELEVATION



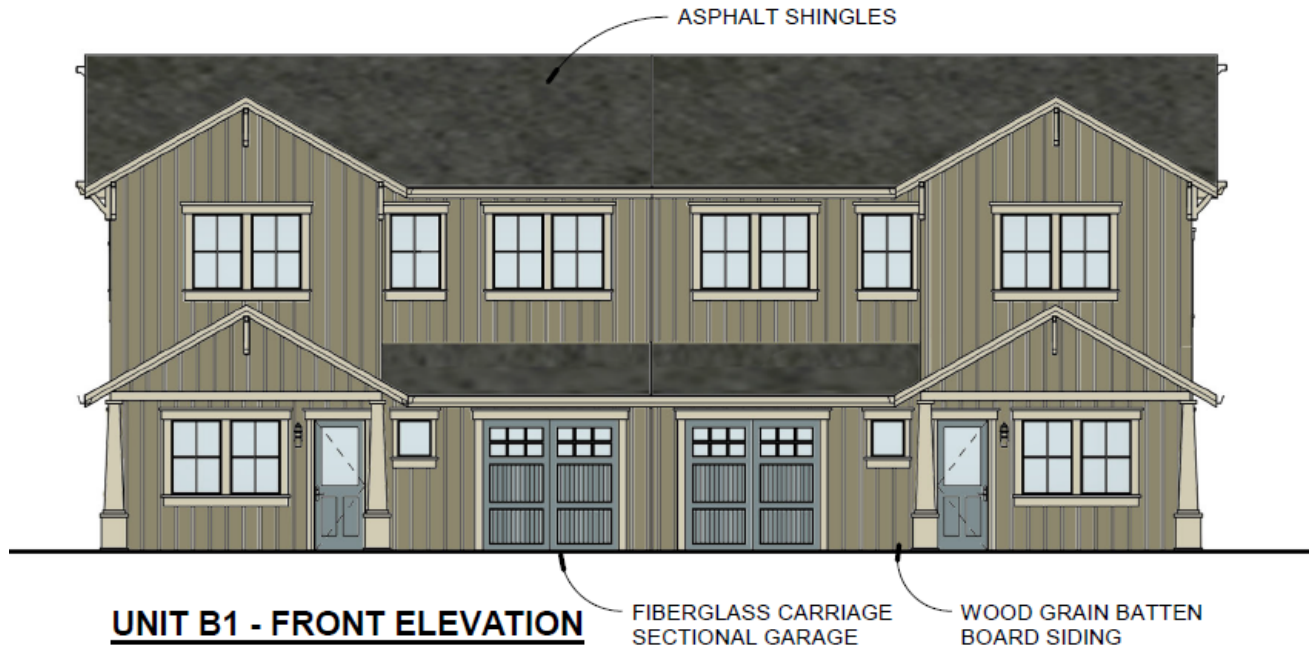
EARTHTONE PAINT COLORS 3



EARTHTONE ASPHALT SHINGLES



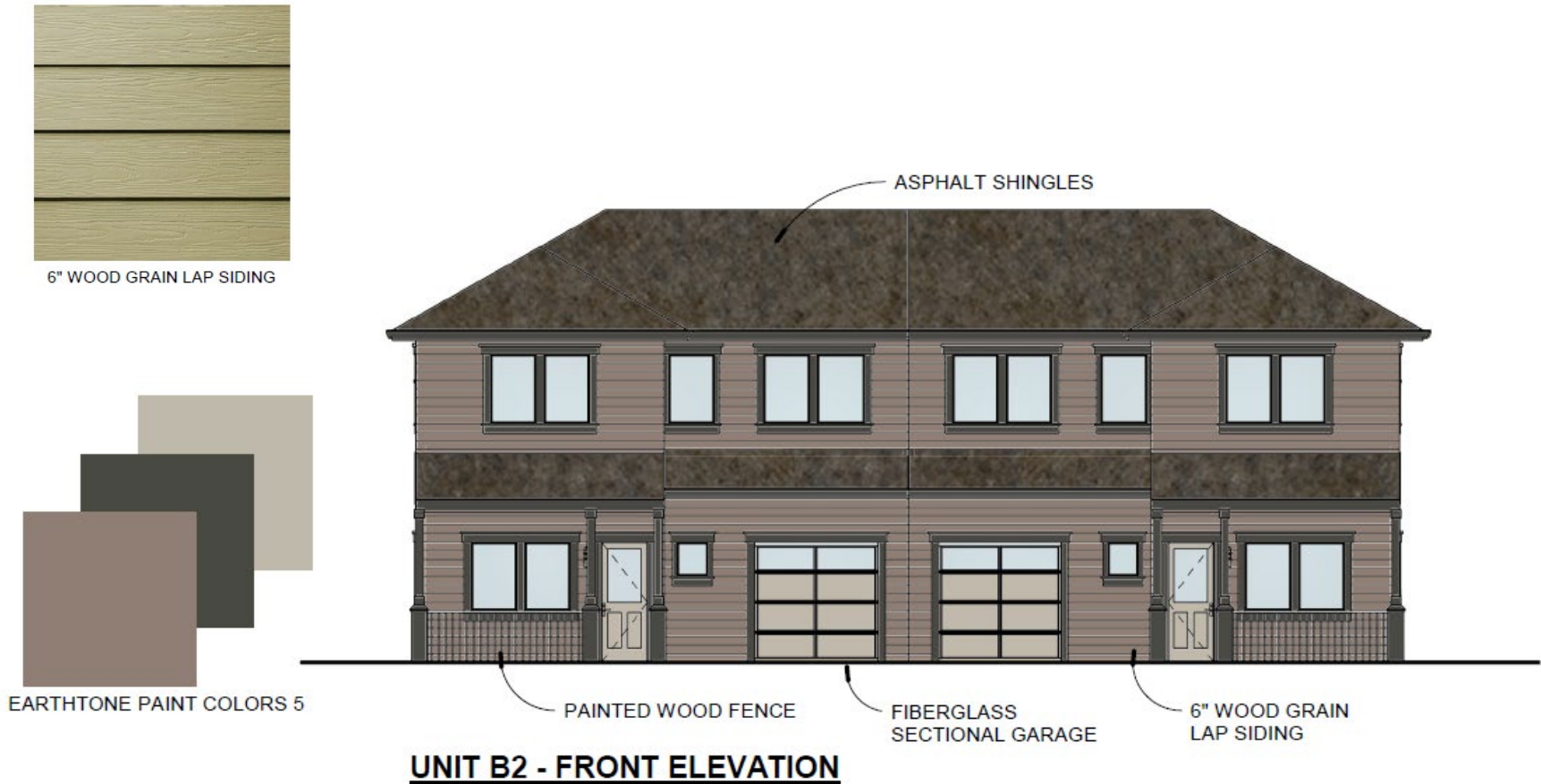
MEDIUM SAND FLOAT TEXTURED STUCCO

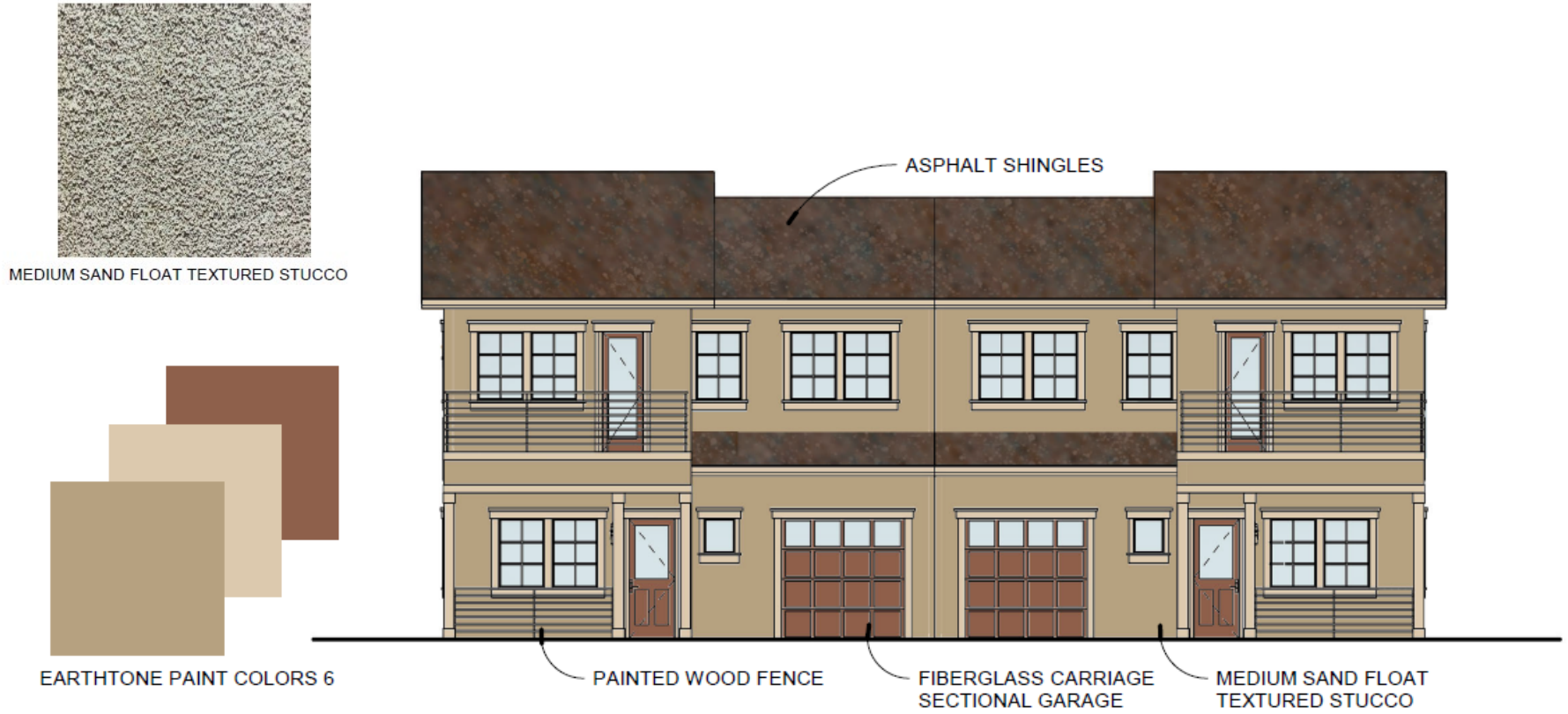


EARTHTONE PAINT COLORS 4



WOOD GRAIN BATTEN BOARD SIDING





UNIT B3 - FRONT ELEVATION

- The City Council certified the Southwest Santa Rosa Area Plan Master Environmental Impact Report (EIR) to analyze the impact of implementing the Southwest Santa Rosa Area Plan in April, 1994.
- The City Council certified the Subsequent EIR for the Southwest Area Projects, which analyzed the environmental impacts of a 39-unit residential development to be located at the project site in May, 2006.
- An Addendum to the Subsequent EIR was prepared to analyze the environmental impacts of the Cherry Ranch Subdivision in compliance with CEQA Guidelines Section 15164 which concludes that with incorporation of mitigation measures found in the Mitigation Monitoring and Reporting Program associated with the Subsequent EIR, the project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified.

- Letters of concern
 - Garth Pickett, Hopkins & Carley; and Alan Furste, Carlisle Macy
 - Potential drainage issues resulting from introduced fill
 - Encroachment onto neighboring property
 - Removal of existing fencing
 - June, Santa Rosa resident
 - Increased regional water demand as a result of the project
 - Affordability
 - Michael and Jean Ritter, Santa Rosa residents
 - Biological Impacts
 - Noise
 - Speed on Fresno Avenue
 - City Utility connection

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve Minor Design Review for the Cherry Ranch Subdivision, a 67-lot subdivision, located at 930 Fresno Ave, File No. PRJ20-018.

Conor McKay
Senior Planner
Planning and Economic Development
CTmckay@srcity.org
(707) 543-4351

