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**J. Kapolchok**  
**+ Associates**

Land Use Planning  
Urban Design

**Parcel A of Kerry Ranch 1**  
**2181 Francisco Ave.**  
**Santa Rosa, CA**

Conditional Use Permit  
Small Lot Subdivision  
March 2021

Applicant: Dan Morgan  
Morgan Properties, Inc.  
2658 Bridgeway, Suite 100  
Sausalito, CA 94965

Planner: Jean Kapolchok  
J. Kapolchok & Associates  
843 2<sup>nd</sup> Street  
Santa Rosa, CA 95404

Engineer: Andy Bordessa  
Civil Design Consultants, Inc.  
2200 Range Ave., Suite 204  
Santa Rosa, CA 95403

Architect: WHA, Inc  
5000 Executive Parkway, Suite 375  
San Ramon, CA 94583

Location: 2181 Francisco Ave.  
Santa Rosa, CA

843 Second Street  
Santa Rosa, CA 95404  
TEL: 707.526.8939  
FAX: 707.526.8985  
eMAIL: jkapolchok@sbcglobal.net

APN: 034-041-012  
Site Size: ±.65 acres  
Zoning: R-1-6  
General Plan: Low Density Residential  
Proposal: The subdivision of Parcel A of the Kerry Ranch I Subdivision into 5 small lot, single family residential lots.

## PROJECT DESCRIPTION

### **Location:**

The site for the proposed small lot subdivision is the ±0.65-acre vacant Parcel A of the Kerry Ranch 1 Subdivision. The parcel fronts on both San Miguel Avenue and Versaro Street. Access to three lots is from San Miguel Avenue; two lots take access off of Versaro Street.

### **Proposed Project:**

The request is to subdivide Parcel A of the Kerry Ranch 1 Subdivision into 5 lots, which are to be developed with detached single-family dwellings. Per the small lot subdivision standards (zoning code section 20-42-140), a Conditional Use Permit and a Tentative Map are required.

### **Project Details:**

Parcel A of the Kerry Ranch 1 Subdivision will be subdivided into 5 small lots ranging in size from ±4,322 sf to ±8047 sf. All lots meet or exceed the small lot subdivision setback requirements for single-story units. The Project details are:

Density: 7.7 units per acre

Parking: 19 spaces – All units have attached, two-car garages (10 spaces); 9 spaces off-street.

Unit Type: Detached single-family

Lot Sizes:  
Lot 1: 5,312 sq. ft.  
Lot 2: 5,302 sq. ft.  
Lot 3: 5,286 sq. ft.  
Lot 4: 4,322 sq. ft.  
Lot 5: 8,047 sq. ft.

Lot Coverage: Lot 1: 45%

Lot 2: 45%.  
Lot 3: 46%  
Lot 4: 45%  
Lot 5: 30%

Open Space: Lot 1: ±1,110 sq. ft.  
Lot 2: ±1,110 sq. ft.  
Lot 3: ±1,110 sq. ft.  
Lot 4: ±740 sq. ft.  
Lot 5: ±1,550 sq. ft.

## **CONDITIONAL USE PERMIT**

In addition to a Tentative Map, a small lot subdivision requires the granting of a Conditional Use Permit by the Planning Commission or the City Council, should the action of the Planning Commission be appealed. In order to grant a Conditional Use Permit, Zoning Code Section 20-52.050 F. requires that the following Findings be made:

### Section 20-52.050 F.

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;

*Response:* The subject property is zoned R-1-6. Section 20-42.140 B. allows small lot subdivision to be proposed and approved in this zoning district. As evidenced above, the proposed Project is consistent with the applicable sections of the Zoning Code and City Code.

2. The proposed use is consistent with the General Plan and any applicable specific plan;

*Response:* The Project site carries a Low-Density Residential land use designation. Small lot subdivisions are consistent with this residential land use designation. The subject property is not within a Specific Plan area.

3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

*Response:* The proposed subdivision generally mirrors the land use pattern and architectural style of the surrounding Kerry Ranch 1, Tapestry and Wildflower subdivisions.

4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

*Response:* The proposed Project is accessed from fully improved existing roadways, all utilities are available, sufficient and accessible. There are no known physical constraints that would inhibit the development of the property as proposed.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

*Response:* The proposed Project will be located on land zoned and designated for residential development. The design of the Project is consistent with the standards set forth in the zoning code for small lot subdivision. The design of the Project is similar to and compatible with surrounding development. Access, road improvements and utilities are adequate to service the proposed Project.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The Project is the subdivision and residential development of a 0.65-acre parcel. The site is surrounded by urban level development. The proposed Project is consistent with the residential land use designation of Low-Density Residential, the R-1-6 zoning district and the requirements for a small-lot subdivision. The proposed Project qualifies for a Class 32 In-fill Categorical Exemption under the CEQA Guidelines.