City of Santa Rosa

Sequoia Green Project

Design Review Board
Cultural Heritage Board

September 7, 2017

Amy Nicholson
City Planner
Planning and Economic Development

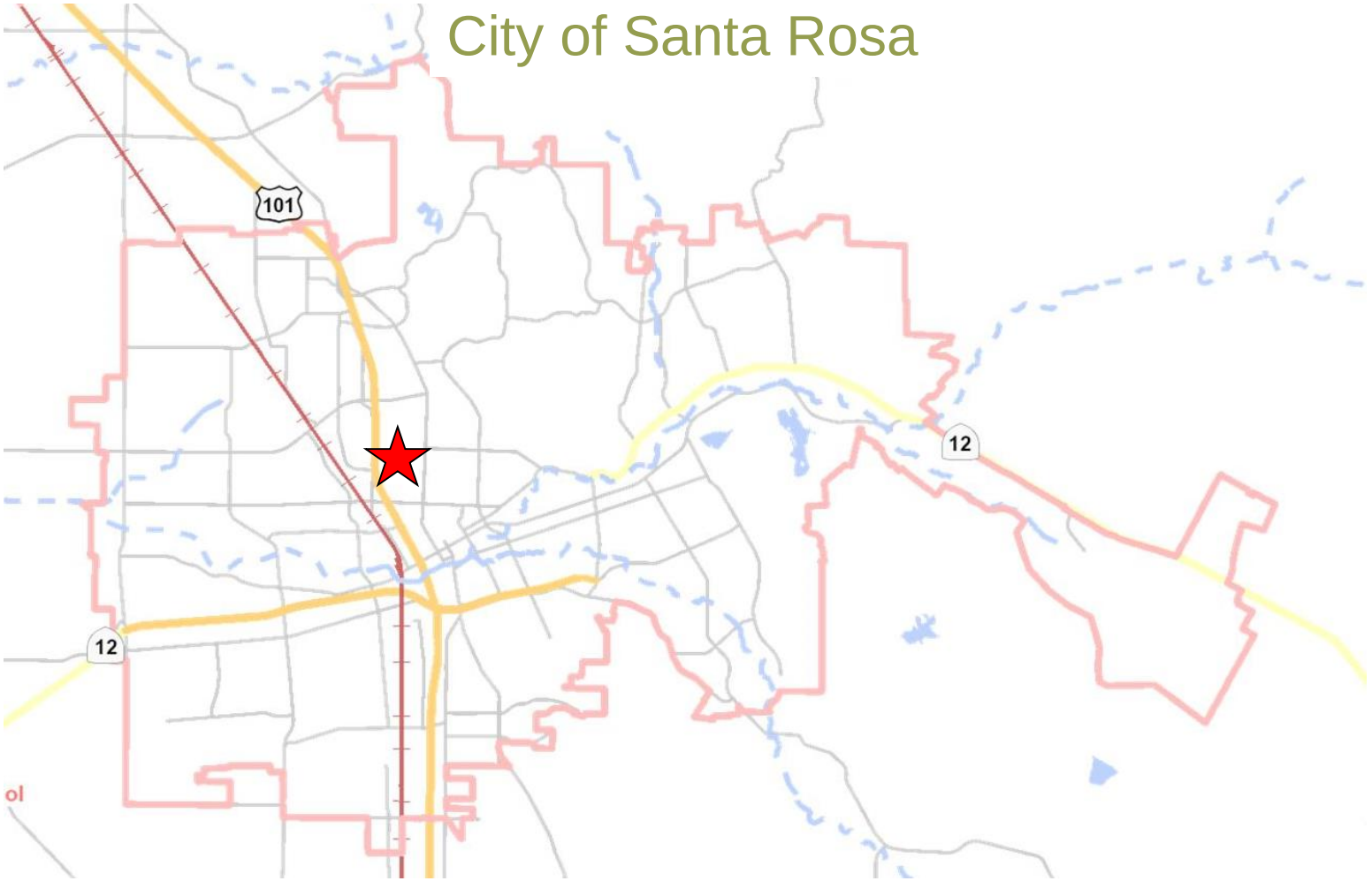
City of Santa Rosa

Project Description

- Preliminary Design Review:
  - Four, attached single-family dwellings
    - Constructed as duets
  - Project approved by the Design Review Board in 2006
    - Entitlement expired
  - Ridgway Preservation District
    - Established in 2007

Project Location

1297 & 1299 Glenn Street
356 & 358 Ridgway Avenue



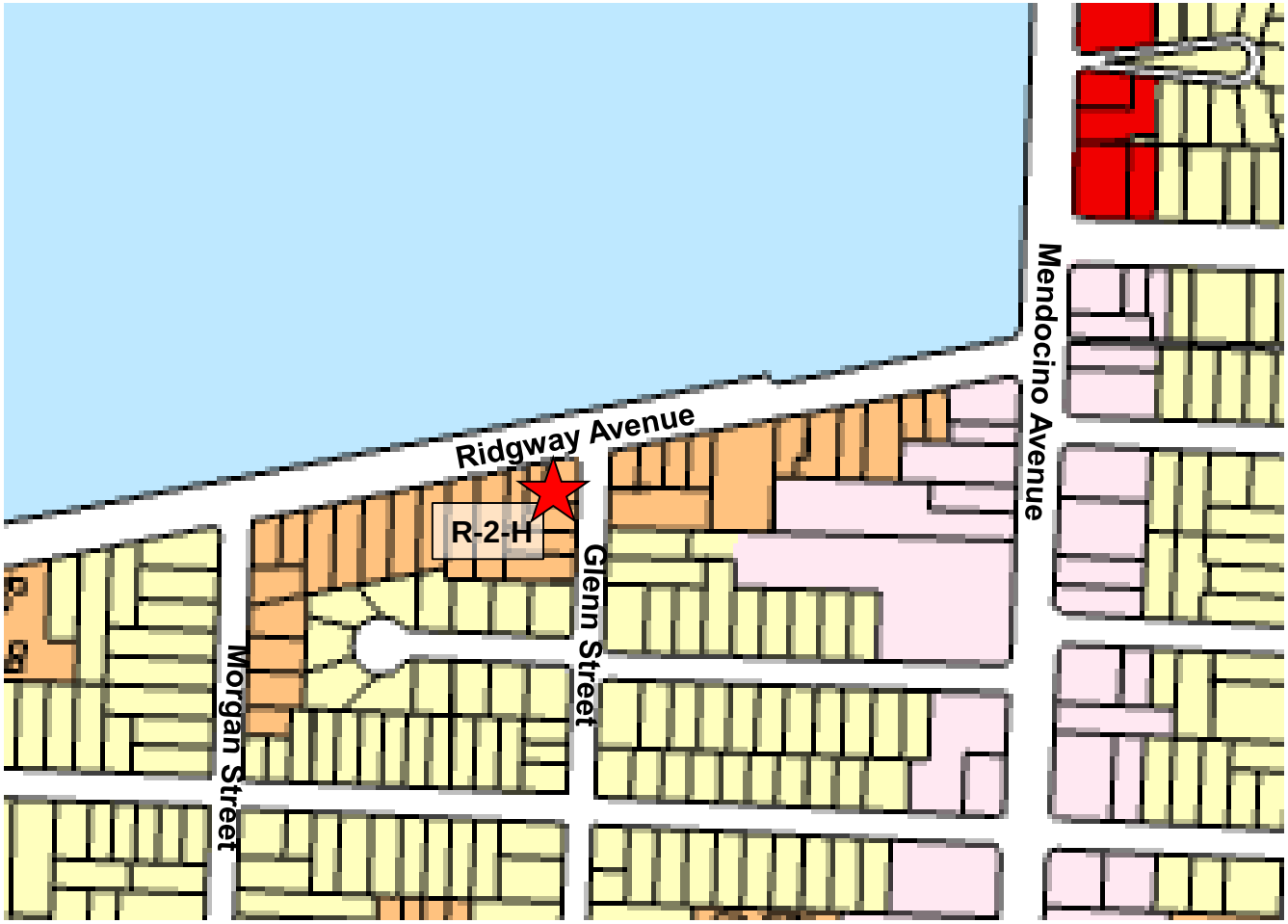
Project Location

1297 & 1299 Glenn Street
356 & 358 Ridgway Avenue

Project History

- June 1, 2006 - Preliminary Design Review granted - Final Design Review approval delegated to City staff
- June 8, 2006 - Tentative Map and associated Small Lot Conditional Use Permit approved
- November 1, 2007 - Final Map for the Sequoia Green Townhomes Subdivision recorded
- March 30, 2017 - Applications for a Concept Design Review and Design Review submitted
- May 2, 2017 - Joint Concept Cultural Heritage Board and Design Review Board meeting

General Plan, Zoning



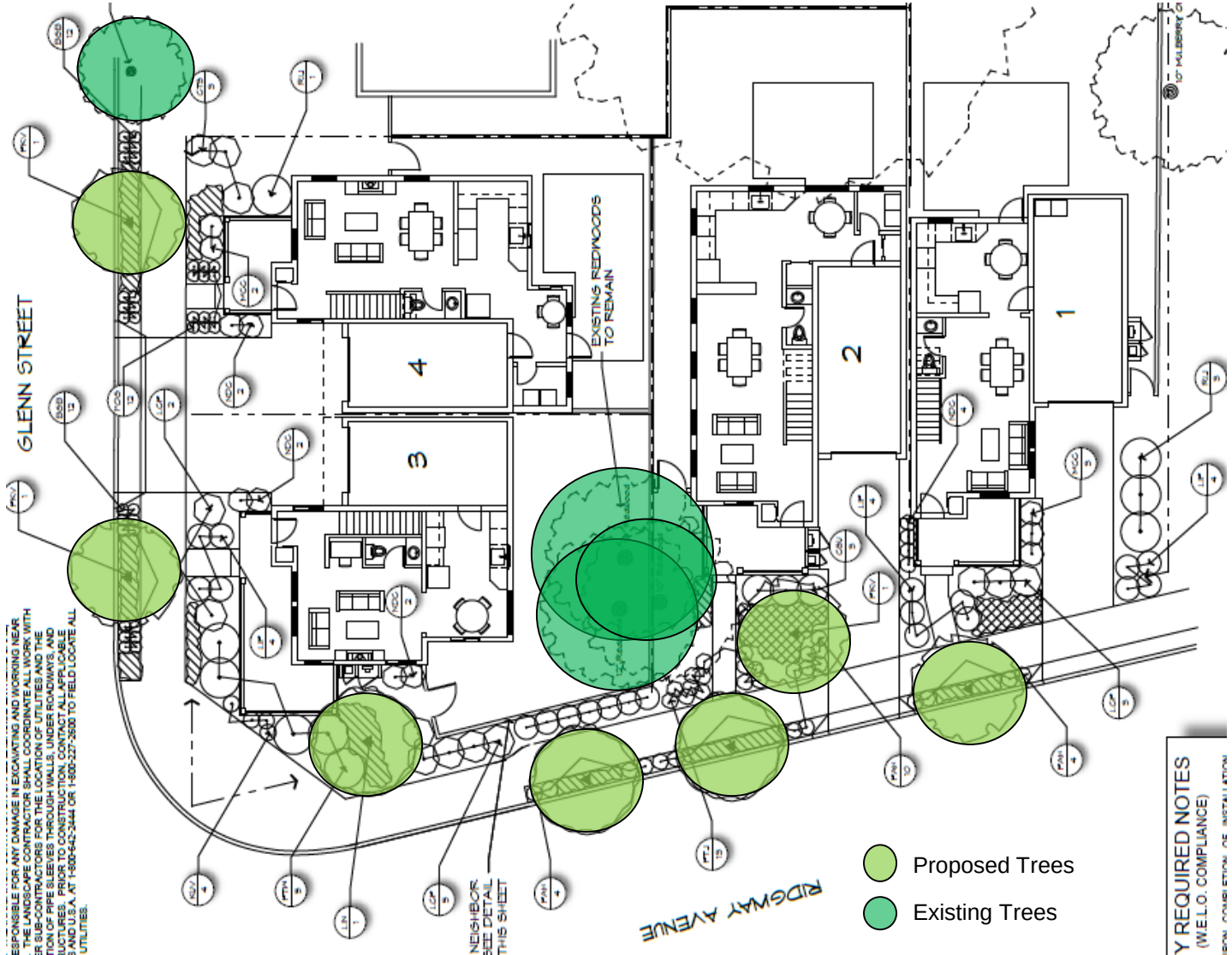
- Country Residential (0.05-0.2 units per acre)
- Very Low Density Residential (0.2-2.0 units per acre)
- Low Density/Open Space (2.0-8.0 units per acre)
- Low Density Residential (2.0-8.0 units per acre)
- Medium Low Density Residential (8.0-13.0 units per acre)
- Medium Density Residential (8.0-18.0 units per acre)
- Medium High Density Residential (18.0-30.0 units per acre)
- Transit Village Medium (25.0-40.0 units per acre)
- Mobile Homes (4.0-18.0 units per acre)
- Transit Village Mixed Use (40 units per acre minimum)
- Retail & Business Services
- Office
- Business Park
- Light Industry
- General Industry
- Public/Institutional
- Parks and Recreation
- Open Space
- Agriculture

Rendering – Ridgway Avenue

City of Santa Rosa

Rendering – Glenn Street

Landscape Plans



CEQA

Proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 exemption pursuant to CEQA Guidelines Section 15332

- Consistent with General Plan
- Consistent with applicable zoning
- Occurs within the city limits on a site less than five acres
- Substantially surrounded by urban uses
- No value as habitat for endangered, rare or threatened species
- No significant effects relating to traffic, noise, air or water quality

Public Comments

Neighborhood Comments received during Concept Design Review Meeting:

- Parking
- Setbacks
- Existing zoning and neighborhood compatibility
- Building massing relative to the surrounding residences

Recommendation

It is recommended by the Planning and Economic Development Department that the Cultural Heritage Board and the Design Review Board, by Resolution, approve Preliminary Design Review for the Sequoia Green Project.

Questions

Amy Nicholson
City Planner
Planning and Economic Development
anicholson@srcity.org
(707) 543-3258