

Kerry Ranch – Parcel A

PRJ21-008



Assessor's Parcel No. 034-850-026

August 11, 2022

Susie Murray, Senior Planner
Planning and Economic Development

Small lot, single family subdivision

- Five Lots constructed with SFDs
- Development plan includes two models/floorplans
- Access points
 - Three will take access from San Miguel Avenue
 - Two will take access from Versaro Street

Addendum to Kerry Ranch I, II & III Mitigated Negative Declaration

- No new mitigation measures identified

Minor Conditional Use Permit

- Small lot subdivision

Tentative Map

- Subdivide 0.65 acres into five residential lots

Lot sizes:

4,322-8,047 sf

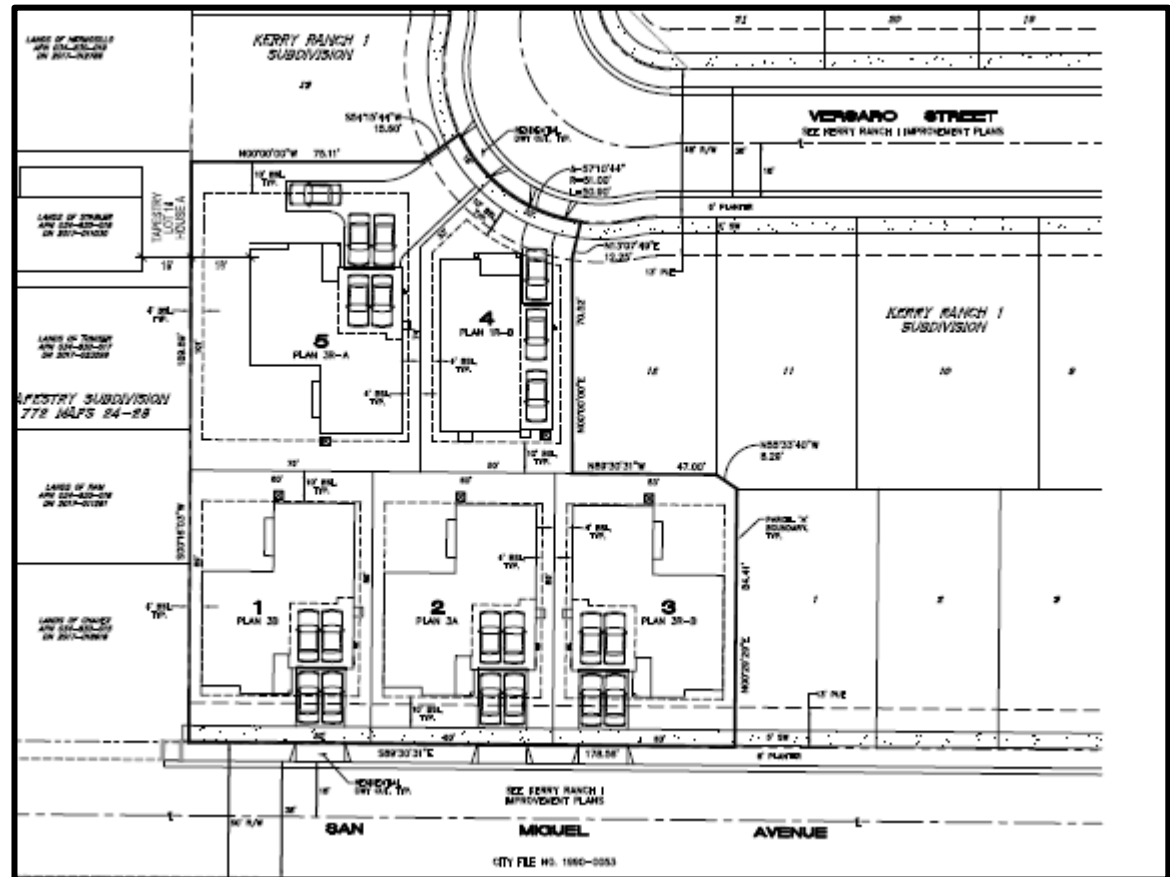
Parking:

20 off-street spaces

Requested changes to development standards:

10-foot rear yard setback of Lots 1, 2, 3 & 5

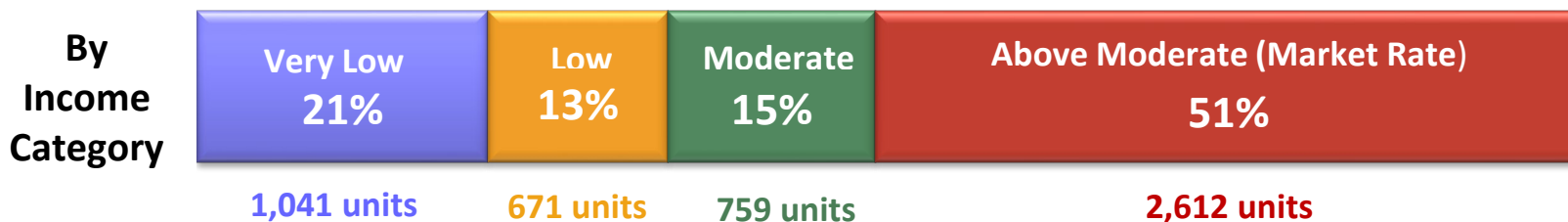
13-foot private open space dimension on Lot 4



Contribution toward Regional Housing Needs Allocation (RHNA)

Santa Rosa RHNA Allocation 2015-2023

Total = 5,083 New Housing Units



Project Contribution toward RHNA Kerry Ranch – Parcel A: Total five units

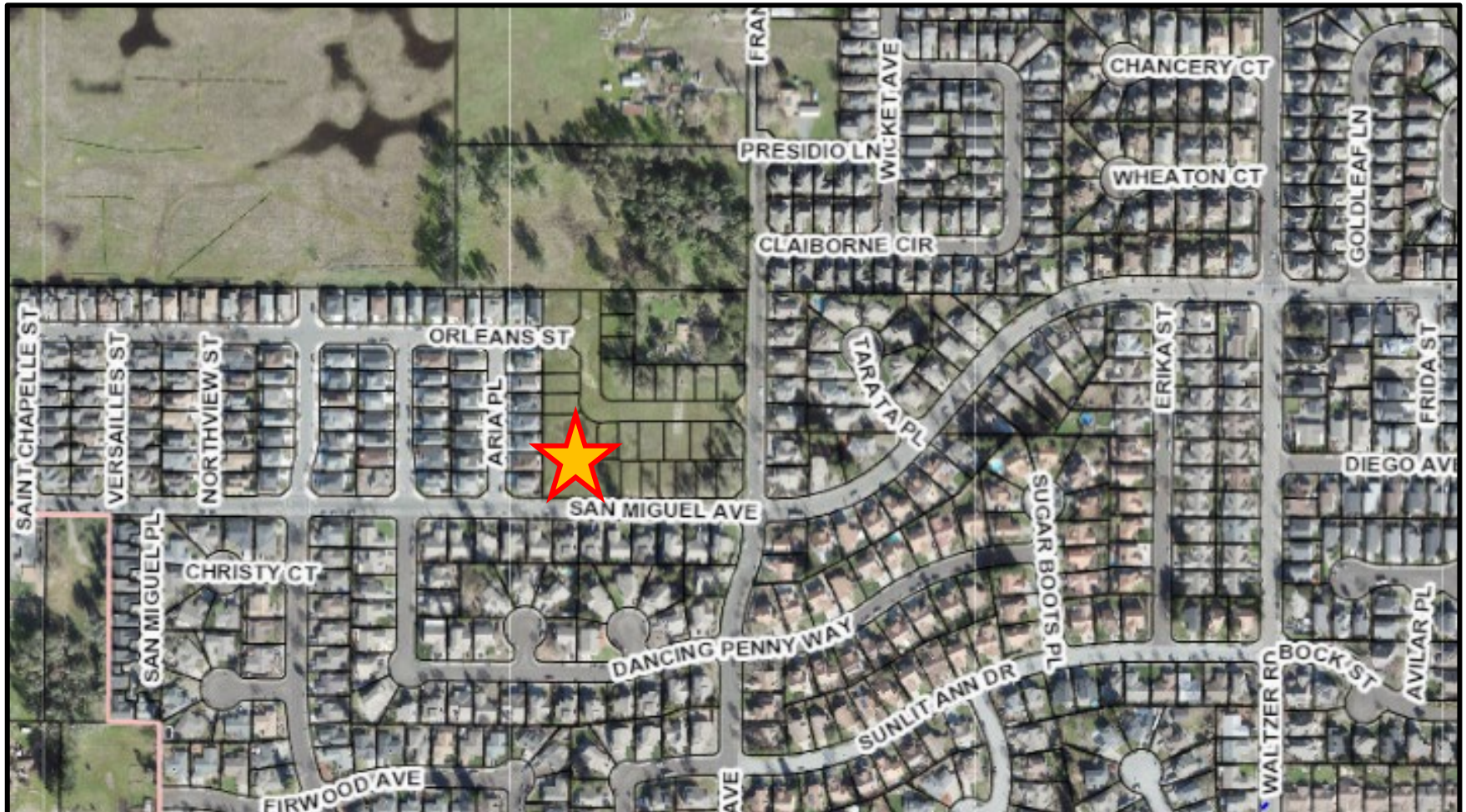


Above Moderate (Market Rate):
5 Units (0.2% of RHNA)

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Neighborhood Context



The subject parcel, Parcel A, was created as part of the Kerry Ranch I subdivision, which includes 25 single-family lots. The Parcel was intended to be improved with a hydraulic feature required for Low Impact Development.

- October 11, 2007 - The Planning Commission approved the Kerry Ranch I project, which included:
 - A Mitigated Negative Declaration
 - A Tentative Map to subdivide 3.95 acres into 25 residential lots and Parcel
 - Conditional Use Permit for a small lot subdivision
 - A recommendation to Council to rezone to R-1-6

The Commission's actions were appealed to Council.

- December 4, 2007 - Council upheld the Commission's project approval
- September 16, 2020 - The Kerry Ranch I Final Map recorded

Project History

- July 1, 2019 - A Neighborhood Meeting was held
- April 28, 2021 - Project applications were submitted.



Land use designation: Low Density Residential
Zoning: R-1-6 (Single-family Residential)



Conceptual Architecture



Minor Conditional Use Permit

- 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; and
- The proposed use is consistent with the General Plan and any applicable specific plan; and
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity; and
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints; and
- 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
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Environmental Review

California Environmental Quality Act (CEQA)

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

- On December 4, 2007, the City Council adopted a Mitigated Negative Declaration (MND) for Kerry Ranch I, II & III.
- An Addendum to the MND (Addendum), prepared by J. Kapolchok and Associates, dated March 2022, was drafted for the proposed Kerry Ranch - Parcel A, in accordance with CEQA Guidelines Section 15162 and 15164.
- The Addendum concludes:

New information or regulations applied to the proposed Project shows no new or more severe environmental effects. Furthermore, no infeasibility of adopted mitigation measures, no new feasible mitigation measures which the applicant declines to adopt, or no alternatives different from those in the Kerry Ranch MND, which would substantially reduce effects on the environment were discovered.

Title 19 prohibits development on lettered parcels:

- Parcel A established on the Kerry Ranch I map
- Intended to be used for stormwater management
- “Parcel A” title can be eliminated with approval of a new Map

The original application materials did not include adequate parking. The Development Plan was revised to include four off-street spaces for each lot.

There are no unresolved issues.

All public comments received relate to Kerry Ranch I, in which Parcel A was intended to be used for stormwater management.



All noticing for the Public Hearing was done in compliance with Zoning Code [Chapter 20-66:](#)

- Mailed Notice of Public Hearing (Notice) mailed to property owners and occupants within 600 feet of the subject site;
- A Notice was published in Press Democrat;
- A sign was posted on the Project site;
- A Notice was posted in City Hall's noticing kiosk;
- A virtual copy of the Notice posted at www.srcity.org; and
- A Notice was mailed Notice to recipients of the Planning Commission bulletin updates.

It is recommended by the Planning and Economic Development Department that the Planning Commission approve the Kerry Ranch – Parcel A subdivision, by approving three resolutions:

- An Addendum to the previously approved Kerry Ranch I, II & III Mitigated Negative Declaration;
- A Conditional Use Permit for a small lot subdivision; and
- A Tentative Map to subdivide an approximately 0.65-acre parcel into five residential lots.

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