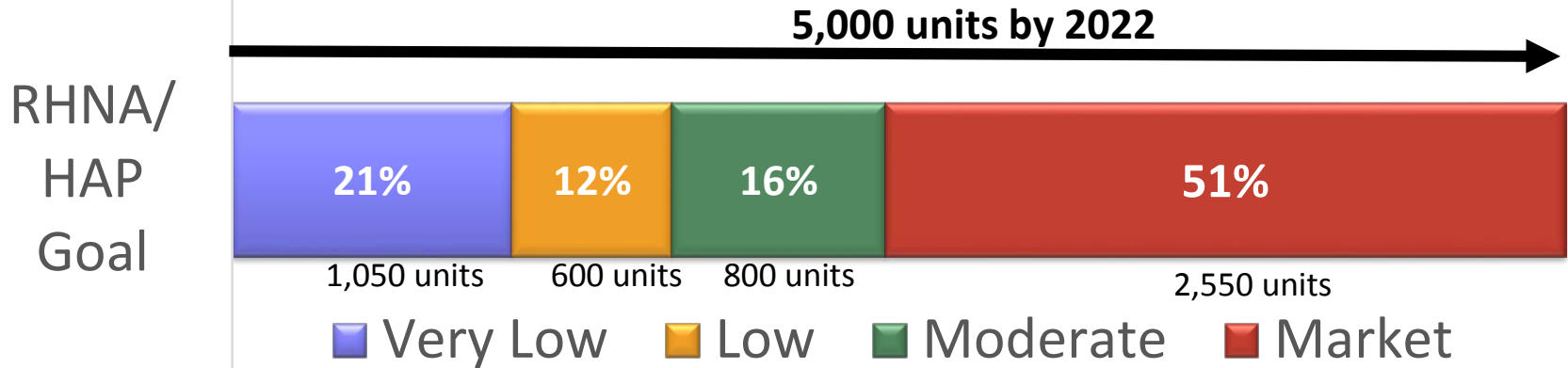


Park Lane II Apartments

1001 Doubles Drive


August 15, 2017

Bill Rose
Supervising Planner
Planning and Economic Development



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Park Lane II Apartments: Total 24 units


 Market Rate:
 24 Units (0.94% of goal)

- Construct a 24-unit apartment building within the Courthouse Village Development Plan area
- Project Applications
 - Rezoning
 - Conditional Use Permit
 - Design Review

Courtside Village Policy Statement

- Modify existing Policy Statement
 - Allow increased density
- Planning Commission
 - Recommendation to Council
- Council - final action

1001 Doubles Drive



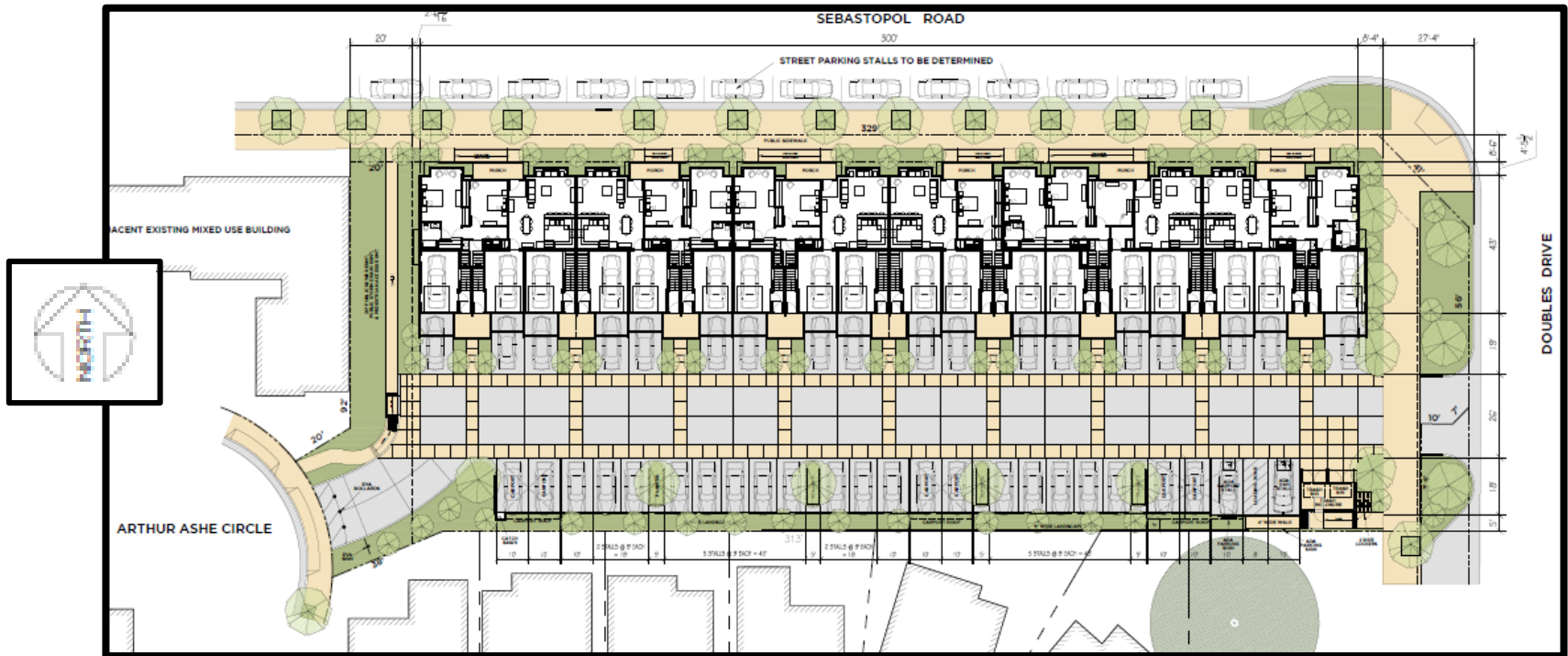
- March 5, 2014 - Neighborhood Meeting
- March 20, 2014 – Concept Review (Design Review Board)
- September 10, 2014 - Project applications submitted
- November 5, 2014 - First Issues Letter to applicant
- January 21, 2016 - Revised plans submitted
- May 10, 2016 - Second Issues Letter to applicant
- August 23, 2016 - Revised plans submitted
- March 8, 2017 - Draft Mitigated Negative Declaration

- April 21, 2017- MND circulated
- June 22, 2017 – Planning Commission approved CUP and recommendation to Council
- August 3, 2017 – Design Review Board review



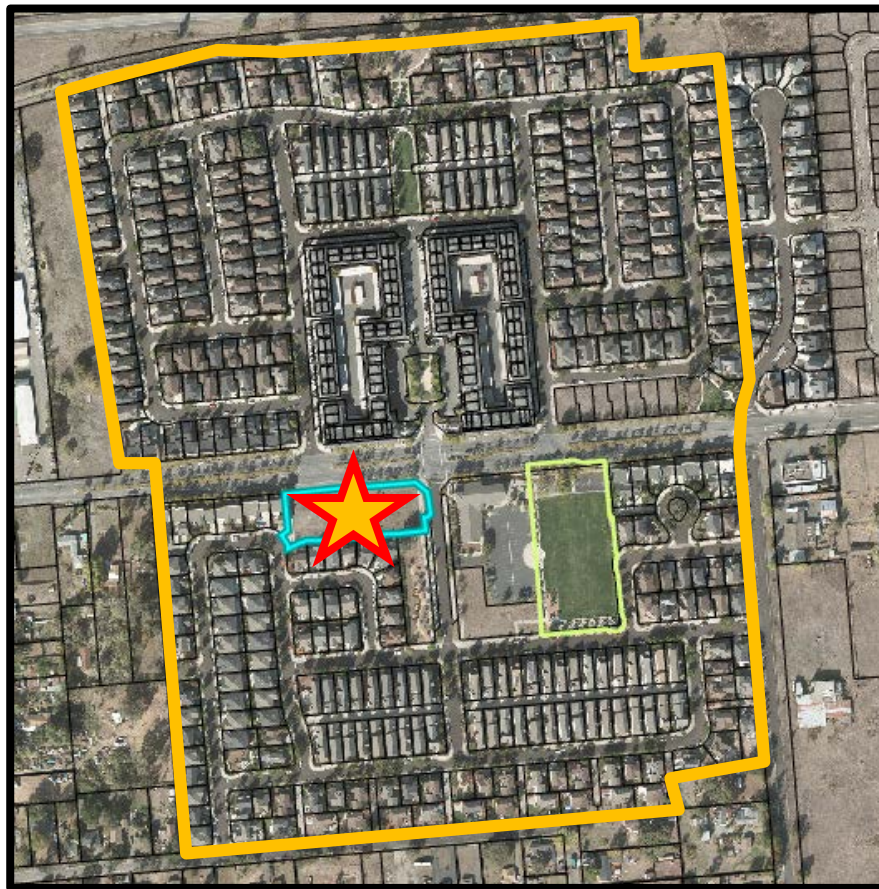


View from Sebastopol Road



- H-A Meet housing needs of all Santa Rosa residents.
- LUL-F-3 Maintain a balance of various housing types in each neighborhood.
- H-A-5 Improve community acceptance of higher-density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects.

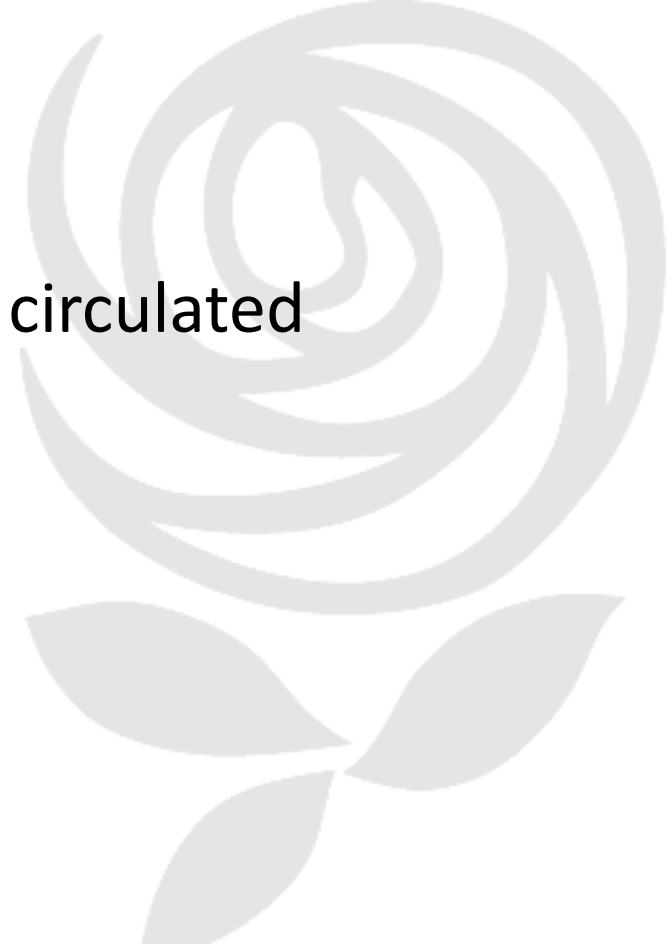
Courtside Village Planned Development (PD95-001)



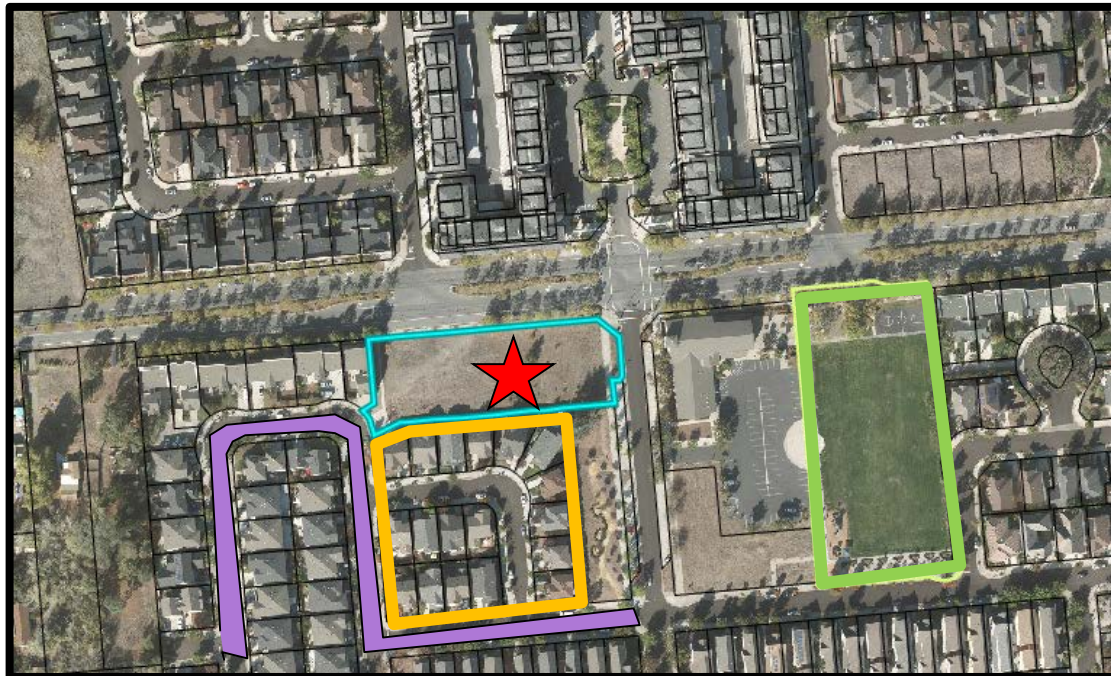
Environmental Review

California Environmental Quality Act (CEQA)

- In compliance with CEQA
 - Initial Study conducted
 - Mitigated Negative Declaration circulated
 - Planning Commission approved



- Parking impacts
- Impacts to the Millbrook neighborhood
- Impacts to Village Green Park



It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce and adopt an ordinance approving a text amendment to the Courtside Village Policy Statement to allow the development of the Park Lane II Apartments project:

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