



## MEMORANDUM

**DATE:** September 4, 2024

**TO:** Acacia Village - File

**FROM:** Susie Murray, Supervising Planner

**CC:** Jessica Jone, Deputy Director – Planning  
Ashle Crocker, Assistant City Attorney

**SUBJECT: Density Bonus - Acacia Village**

On June 11, 2019, a Density Bonus (DB) for the Acacia Village project at 746 Acacia Lane was approved. At the time, the process for approving a DB was with a Zoning Clearance. This process was implemented for a brief period of time after the State mandated DB requests be acted upon ministerially. The attached Zoning Clearance approved four waivers to development standards, including reductions to setbacks, private open space, lot coverage, and lot size. On June 27, 2019, the Planning Commission approved a Tentative Map (Map) and Conditional Use Permit (CUP) for the Acacia Village project. Due to an unfortunate oversight, the Map and CUP expired on December 27, 2022. The DB did not specify an expiration date.

On April 15, 2024, a new application package for the same project was submitted. Plans for architectural design is not required as part of the entitlement package, however, the applicant has not indicated there will be any change in building design. As such, the need for the same reductions to lot size, setbacks, private open space, and lot coverage are anticipated. Pursuant to Zoning Code Chapter 20-31, Table 3-5, one concession, defined is allowed by right, which has been applied to a reduction in lot size, allowing parcels smaller than 2,000 square feet. Three waivers have also been granted for setbacks, lot coverage, and private open space, which are necessary to develop this project.



## **ZONING CLEARANCE**

**DATE:** June 11, 2019

**STAFF:** Susie Murray

**FILE NUMBER:** ZC19-0237

**ADDRESS OF PROPOSED BUSINESS:** 746 ACACIA LN

**APPLICANT:** Robert Upton

**APPLICANT NAME:** Acacia Village

**MAILING ADDRESS:** Po Box 564 Larkspur, Ca 94977

**PREVIOUS USE OF PROPERTY:** Residential - Single Family Residential

**PROPOSED USE OF PROPERTY:** Residential - Single Family Residential

**ZONING:** R-1-6 (Single-family Residential)

**ASSESSOR'S PARCEL NUMBER:** 182520050

**GENERAL PLAN:** Low Residential

### **ZONING CLEARANCE BASED ON THE FOLLOWING DESCRIPTION:**

Zoning Clearance for a five-unit Density Bonus over the allowable density for the Acacia Village project, including four reductions or waivers to development standards: Setbacks, Private Open Space, Lot Coverage and Lot Size.

The Acacia Village project proposes to subdivide a 2.5-acre parcel into 25 individual lots and construct new homes, of which three units will be designated for low-income property owners. The project is consistent with the Low Density Residential land use designation and the R-1-6 (Single-family Residential) zoning district.

### **CONDITIONS/COMMENTS:**

1. The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide three (3) units designated for low-income occupants, for a period of 55-years, with, at a minimum, the provisions set forth in Zoning Code Chapter 20-31.

APPLICANT'S SIGNATURE

ANDY GUSTAVSON  
ZONING ADMINISTRATOR

*Note: A building permit is required for any change in building code occupancy classification, for all signs, and for all interior or exterior modifications.*

## **Murray, Susie**

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**From:** Robert Upton <rupton@campusproperty.com>  
**Sent:** Saturday, June 8, 2019 3:20 PM  
**To:** Murray, Susie  
**Subject:** Acacia Village, Density Bonus

Susie,

We are proposing to build three homes with income restrictions that will make them affordable to families earning less than 80% of area median income. I confirm we are requesting a density bonus for Acacia Village to increase our unit count from 20 to 25. We are also requesting under Density Bonus law incentives, concessions and waivers as necessary. We understand we are entitled to an unlimited number of Development Standard Waivers to relax requirements that would otherwise physically preclude the development as proposed. We believe these to be lot coverage, minimum lot size, setbacks and the private open space minimum dimension of 15 feet.

Please let me know if you require any further information on these items. Thank you.

--

**Robert Upton**

[www.campusproperty.com](http://www.campusproperty.com)

**12555 Dunbar Road**

**Glen Ellen Ca 95442**

**Cell 415 298 8633**

**BRE license 01294161**

**Real Estate Consulting & Development**

## Murray, Susie

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**From:** mg@bcengineeringgroup.com  
**Sent:** Tuesday, June 11, 2019 1:59 PM  
**To:** Murray, Susie  
**Cc:** Robert Upton; 'Michael Hooper'  
**Subject:** Acacia Village  
**Attachments:** 0665\_BACKYRAD-HATCH LOT LAYOUT (1).pdf

Hi Susie,

Here is the square footage for each lot. I attached a PDF showing what I included for the backyards.

Marty

1 = 730 sq. ft.  
2 = 384 sq. ft.  
3 = 320 sq. ft.  
4 = 320 sq. ft.  
5 = 320 sq. ft.  
6 = 448 sq. ft.  
7 = 448 sq. ft.  
8 = 320 sq. ft.  
9 = 320 sq. ft.  
10 = 320 sq. ft.  
11 = 567 sq. ft.  
12 = 554 sq. ft.  
13 = 537 sq. ft.  
14 = 354 sq. ft.  
15 = 507 sq. ft.  
16 = 495 sq. ft.  
17 = 541 sq. ft.  
18 = 436 sq. ft.  
19 = 368 sq. ft.  
20 = 448 sq. ft.  
21 = 448 sq. ft.  
22 = 730 sq. ft.  
23 = 615 sq. ft.  
24 = 618 sq. ft.  
25 = 621 sq. ft.

**Marty Goldsbrough**  
**Senior Project Manager**

**BC Engineering Group | Firma Design Group**

**p:** 707-792-1800 Ext 16

**a:** 418 B Street, Third Floor  
Santa Rosa, California 95401

**w:** [www.bcengineeringgroup.com](http://www.bcengineeringgroup.com) **e:** [mg@bcengineeringgroup.com](mailto:mg@bcengineeringgroup.com)

## Murray, Susie

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**From:** mg@bcengineeringgroup.com  
**Sent:** Monday, June 10, 2019 9:22 AM  
**To:** Murray, Susie; 'Marty Goldsbrough'  
**Cc:** 'Robert Upton'  
**Subject:** RE: Acacia Village - Lot Coverage

Hi Susie,

Here are the lot coverages, I thought I should give you all of them;

1 = 55.6%  
2 = 60.5%  
3 = 51.4%  
4 = 51.4%  
5 = 56.8%  
6 = 56.8%  
7 = 56.8%  
8 = 60.5%  
9 = 60.5%  
10 = 60.5%  
11 = 51.3%  
12 = 52.7%  
13 = 53.8%  
14 = 58.6%  
15 = 51.6%  
16 = 52.9%  
17 = 53.1%  
18 = 56.0%  
19 = 57.6%  
20 = 51.7%  
21 = 51.7%  
22 = 44.4%  
23 = 49.0%  
24 = 49.0%  
25 = 46.6%

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**From:** Murray, Susie <SMurray@srcity.org>  
**Sent:** Saturday, June 08, 2019 2:12 PM  
**To:** 'Marty Goldsbrough' <marty@firmadesigngroup.com>  
**Cc:** Robert Upton <rupton@campusproperty.com>  
**Subject:** Acacia Village - Lot Coverage

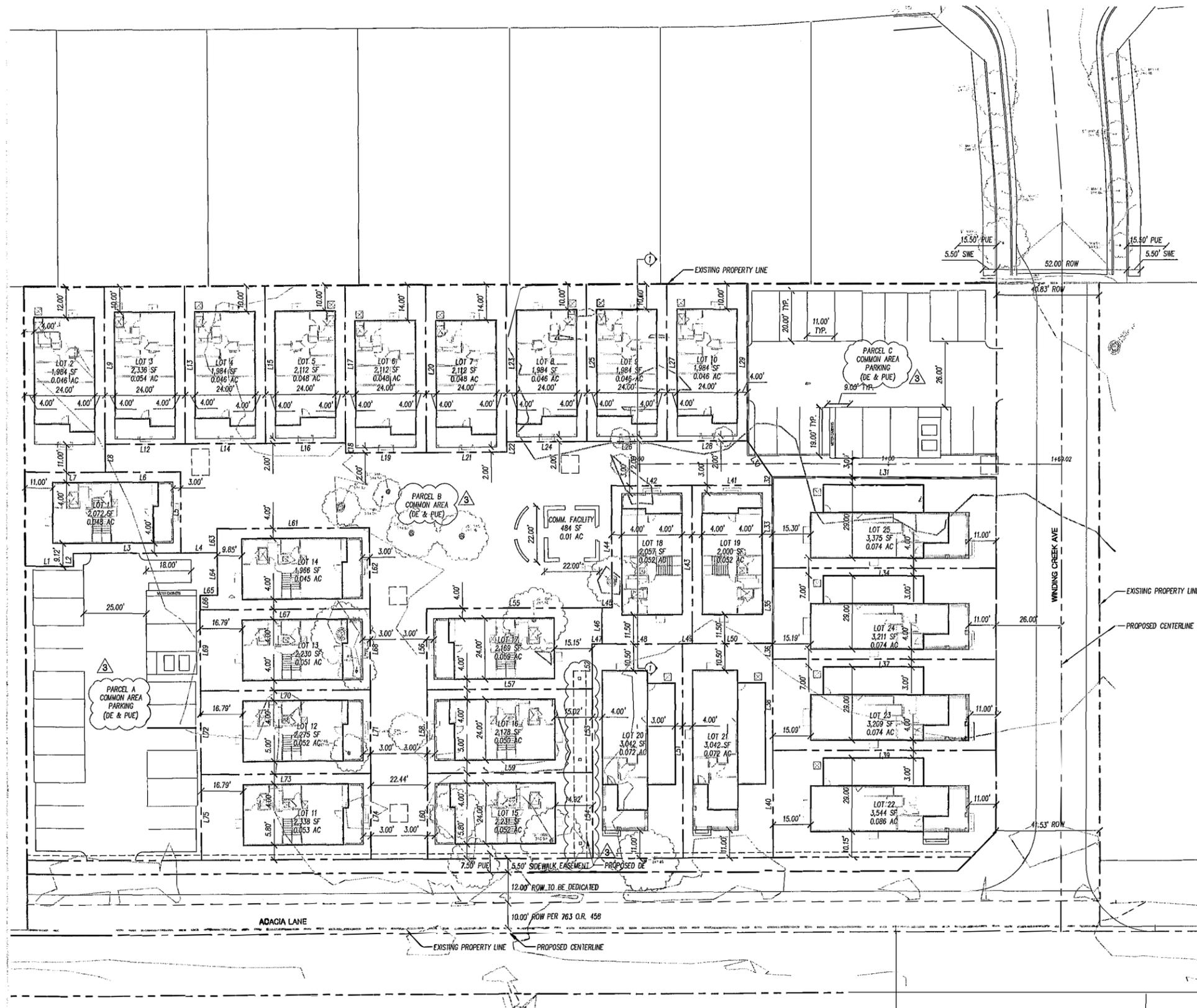
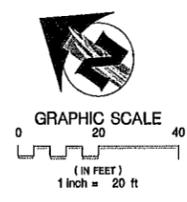
Marty,

Can you please tell me how many of the 25 residential lots exceed the 60% lot coverage?

Thank you.

**Susie Murray | Senior Planner**

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404  
Tel. (707) 543-4348 | Fax (707) 543-3269 | [smurray@srcity.org](mailto:smurray@srcity.org)



| Line # | Length | Direction        |
|--------|--------|------------------|
| L1     | 19.004 | N36° 54' 43.45"W |
| L2     | 5.119  | N53° 05' 16.62"E |
| L3     | 42.996 | N36° 54' 43.38"W |
| L4     | 14.441 | S36° 52' 29.41"E |
| L5     | 32.000 | N53° 05' 16.62"E |
| L6     | 30.000 | N36° 54' 43.38"W |
| L7     | 32.000 | N36° 54' 43.38"W |
| L8     | 11.000 | S53° 05' 16.62"W |
| L9     | 62.008 | S53° 05' 16.62"W |
| L10    | 32.000 | N36° 54' 43.38"W |
| L11    | 62.008 | S53° 05' 16.62"W |
| L12    | 32.000 | N36° 54' 43.38"W |
| L13    | 62.008 | S53° 05' 16.62"W |
| L14    | 32.000 | N36° 54' 43.38"W |
| L15    | 62.000 | S53° 05' 16.62"W |
| L16    | 32.000 | N36° 54' 43.38"W |
| L17    | 62.008 | S53° 05' 16.62"W |
| L18    | 4.000  | S53° 05' 16.62"W |
| L19    | 32.000 | N36° 54' 43.38"W |
| L20    | 66.008 | S53° 05' 16.62"W |
| L21    | 32.000 | N36° 54' 43.38"W |
| L22    | 4.000  | S53° 05' 16.62"W |
| L23    | 62.008 | S53° 05' 16.62"W |
| L24    | 32.000 | N36° 54' 43.38"W |
| L25    | 62.008 | S53° 05' 16.62"W |
| L26    | 32.000 | N36° 54' 43.38"W |
| L27    | 62.008 | S53° 05' 16.62"W |
| L28    | 32.000 | N36° 54' 43.38"W |
| L29    | 62.008 | S53° 05' 16.62"W |
| L30    | 17.264 | S18° 40' 06.54"W |
| L31    | 89.361 | N36° 43' 38.32"W |
| L32    | 3.230  | N53° 07' 30.59"E |
| L33    | 32.770 | N53° 07' 30.59"E |
| L34    | 89.268 | N36° 43' 38.32"W |
| L35    | 29.730 | N53° 07' 30.59"E |
| L36    | 6.270  | N53° 07' 30.59"E |
| L37    | 89.176 | N36° 43' 38.45"W |
| L38    | 36.000 | N53° 07' 30.59"E |
| L39    | 89.083 | N36° 43' 38.45"W |
| L40    | 42.229 | N53° 07' 30.59"E |
| L41    | 32.000 | N36° 52' 29.41"W |
| L42    | 32.000 | N36° 52' 29.41"W |
| L43    | 62.500 | N53° 07' 30.59"E |
| L44    | 48.200 | N53° 07' 30.59"E |
| L45    | 4.000  | S36° 52' 29.41"E |
| L46    | 14.300 | N53° 07' 30.59"E |
| L47    | 4.000  | N36° 52' 29.41"W |
| L48    | 32.000 | S36° 52' 29.41"E |
| L49    | 4.000  | N36° 52' 29.41"W |
| L50    | 32.000 | S36° 52' 29.41"E |
| L51    | 84.500 | N53° 07' 30.59"E |
| L52    | 17.700 | N53° 07' 30.59"E |
| L53    | 33.000 | N53° 07' 30.59"E |
| L54    | 33.800 | N53° 07' 30.59"E |
| L55    | 70.000 | S36° 52' 29.41"E |
| L56    | 32.000 | N53° 07' 30.59"E |
| L57    | 66.000 | S36° 52' 29.41"E |

| Line # | Length | Direction        |
|--------|--------|------------------|
| L58    | 33.000 | N53° 07' 30.59"E |
| L59    | 66.000 | S36° 52' 29.41"E |
| L60    | 33.800 | N53° 07' 30.59"E |
| L61    | 60.837 | N36° 52' 29.41"W |
| L62    | 32.000 | S53° 05' 16.62"W |
| L63    | 9.479  | N53° 07' 30.59"E |
| L64    | 16.865 | N53° 07' 30.59"E |
| L65    | 6.932  | N36° 52' 29.41"W |
| L66    | 5.657  | N53° 07' 30.59"E |
| L67    | 67.790 | N36° 52' 29.41"W |
| L68    | 32.000 | N53° 07' 30.59"E |
| L69    | 32.000 | N53° 07' 30.59"E |
| L70    | 67.790 | N36° 52' 29.41"W |
| L71    | 33.000 | N53° 07' 30.59"E |
| L72    | 33.000 | N53° 07' 30.59"E |
| L73    | 67.790 | N36° 52' 29.41"W |
| L74    | 33.797 | N53° 07' 30.59"E |
| L75    | 33.797 | N53° 07' 30.59"E |

CONTRACTOR TO VERIFY THE FINAL ARCHITECT BUILDINGS DIMENSIONS, UTILITY CONNECTIONS, DOWNSPOUT LOCATIONS, AND STRUCTURAL ELEMENTS OF THE BUILDINGS PRIOR TO CONSTRUCTION

LANDS OF MORK - 746 ACACIA LN - 182-520-050  
SANTA ROSA, SONOMA COUNTY, CALIFORNIA

TENTATIVE MAP  
SITE LAYOUT

**FIRMA DESIGN GROUP**  
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Prepared Under the Direction of:  
  
 Jerry Joseph Novak  
RCE 042706 Exp. 3/31/20

| Date       | By  | Revision               |
|------------|-----|------------------------|
| 08/04/2018 | JHA | 3RD BLDG CITY COMMENTS |
| 08/04/2018 | JHA | 2ND BLDG CITY COMMENTS |
| 08/04/2018 | JHA | CITY COMMENTS          |

Designed JHA  
Checked MPG  
Date 08/04/18  
Sheet

**C3.0**