

House Santa Rosa

Planning Commission

July 13, 2023

Conor McKay, Senior Planner

House Santa Rosa - Description

Grant-funded initiative to accelerate the production of housing and help local jurisdictions achieve compliance with Regional Housing Needs Assessment.


What is the LEAP Grant?

House Santa Rosa – Deliverable #1

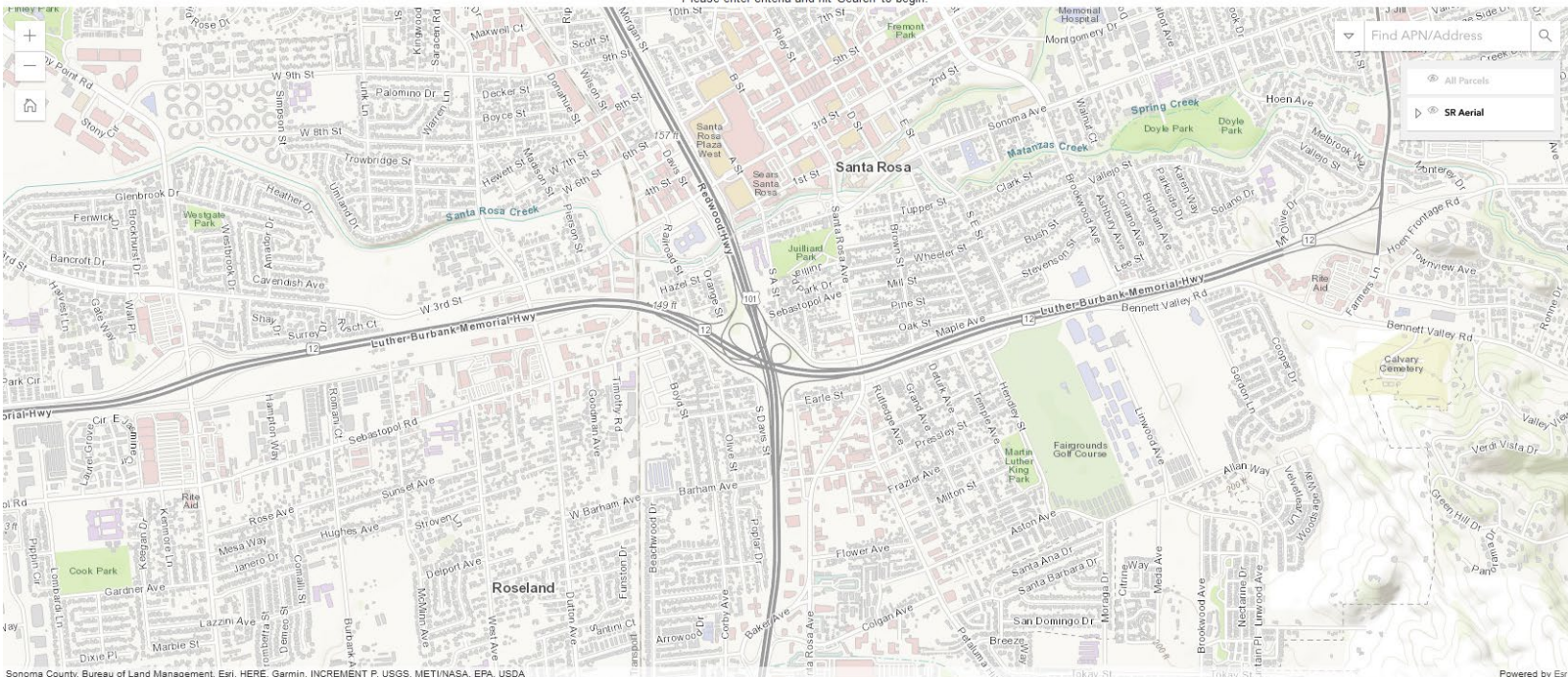
1. Development Feasibility Map and Dashboard

- Online map that shows specific development criteria and incentives that affect how a property can be developed
- Dashboard that allows a user to enter specific criteria (residential density, vacant lot, location within Priority Development Area) and receive a list of parcels that fit those criteria

House Santa Rosa – Development Feasibility Tool


Search
Log In

House Santa Rosa
Please enter criteria and hit 'Search' to begin.



Vacant Parcels Only:

☐

Estimated Project Value:

of Units:

Affordable Housing:

☐

Height of Building:

Environmentally Streamlined:

☐

No Parking Requirement:

☐

No Traffic Study Required:

☐

Exclude Hazmat:

☐

On City Water:

☐

Exclude Tiger Salamander Areas:

☐

Exclude Wildland Urban Interface Areas:

☐

Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Powered by Esri

Project Concept

A developer would like to build 25 units, with five units dedicated to Very Low-Income households, and 10 units dedicated to Low-Income households.

The property should be currently vacant, allow for a 35-foot structure, be located in a Specific Plan Area, and be located in an area that does not require on-site parking.

House Santa Rosa – Development Feasibility Tool - Example

Search

Vacant Parcels Only:
☒

Estimated Project Value:

of Units:

Affordable Housing:
☒

of Low Income Units:

of Very Low Income Units:

26 Bonus Units (auto-calculates Density Bonus)

Height of Building:

Environmentally Streamlined:
☐

No Parking Requirement:
☒

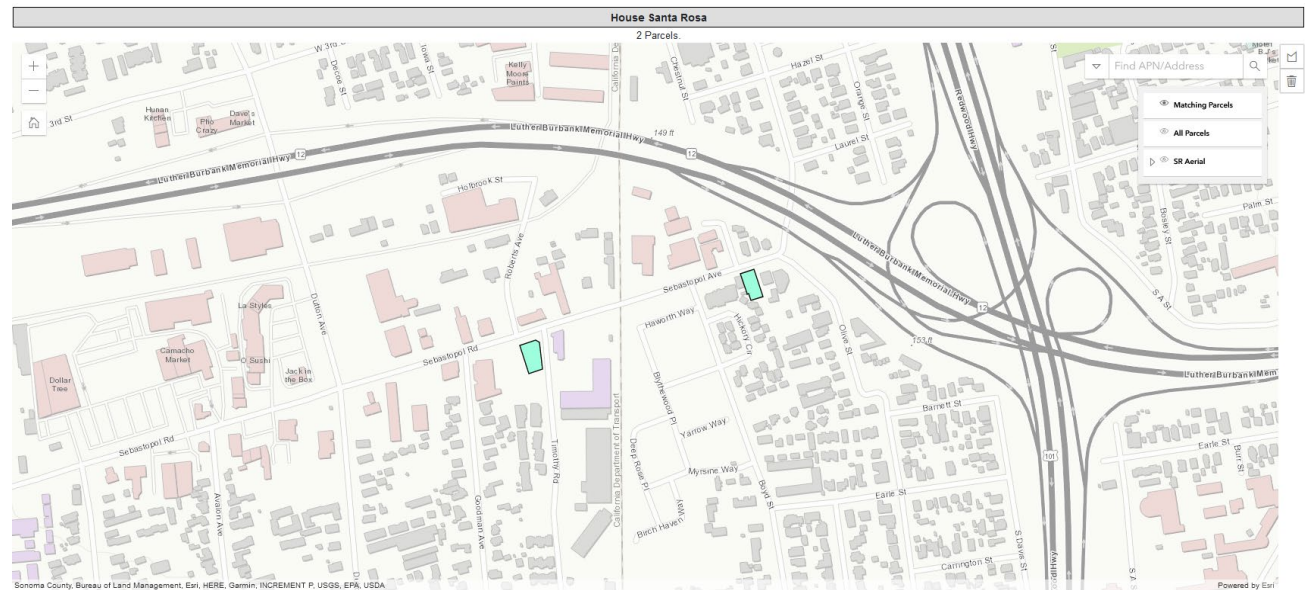
No Traffic Study Required:
☐

Exclude Hazmat:
☐

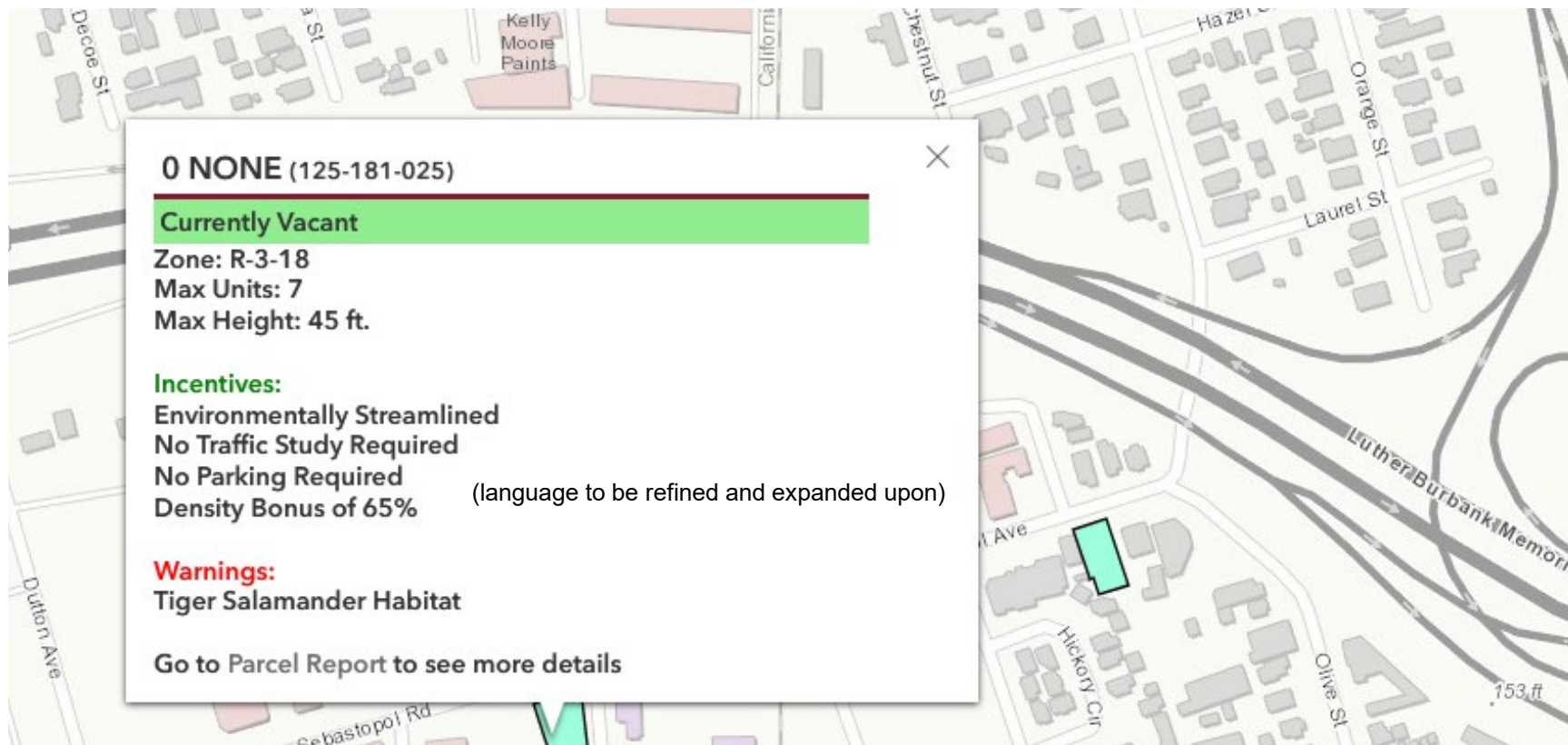
On City Water:
☐

Exclude Tiger Salamander Areas:
☐

Exclude Wildland Urban Interface Areas:
☐



(list of resulting parcels to be located here)



2. Real-time Development Map and Dashboard

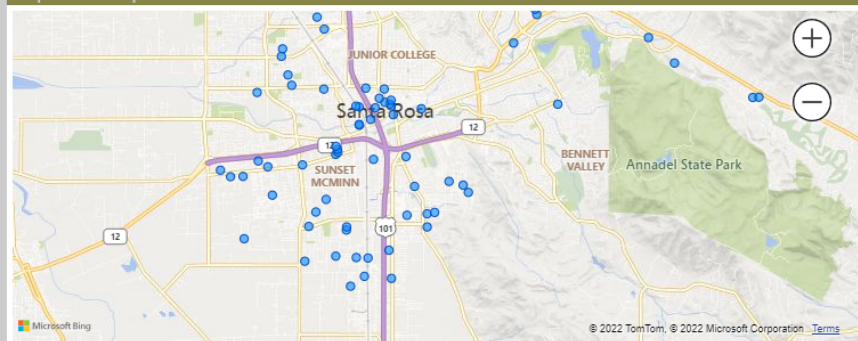
- Online map that displays project information, including specific details related to the development and the status of the proposal
- Dashboard that allows a user to enter project details and receive a list of projects that fit those criteria

City of Santa Rosa Pending Developments - All Council Districts

This Pending Development report contains a list of land use permits currently under review or approved.

Project ID	Status	Status Date	Council District	Project Name	# of Units	Site Address	Land Use
MAJ04-004	Approved	3/10/2005 12:00:00 AM		KAWANA MEADOWS	62	1162 KAWANA SPRINGS RD	Single Family Dwelling
MJP04-029	Approved	11/28/2004 12:00:00 AM		COURTNEY ESTATES	54	1500 FULTON RD	Multi-Family Dwelling,S
MJP07-003	Approved	8/16/2012 12:00:00 AM		North Village II	116	2406 FULTON RD	Multi-Family Dwelling
MJP07-007	Approved	7/21/2007 12:00:00 AM		Vista Gabrielle	6	5150 SONOMA HWY	Single Family Dwelling
MJP07-037	Approved	12/14/2007 12:00:00 AM		DUTTON AVE SUBDIVISION	6	895 DUTTON AVE	Single Family Dwelling
PRJ18-002	Inactive	6/13/2022 12:00:00 AM	0	Lillian Court Subdivision	10	600 W COLLEGE AVE	Small Lot Residential Pr
PRJ21-013	Approved	8/15/2022 12:00:00 AM	0	Avenue 3111 Storage & Apartments	48	3111 SANTA ROSA AVE	Multi-Family Dwelling,S
DR18-044	Approved	7/9/2019 12:00:00 AM	1	Yolanda Apartments	252	325 YOLANDA AVE	Multi-Family Dwelling
DR20-051	Under Review	10/19/2022 12:00:00 AM	1	Mosaic Apartments	147	1683 PETALUMA HILL RD	Multi-Family Dwelling
DR21-001	Approved	8/3/2021 12:00:00 AM	1	Casa Roseland	75	665 SEBASTOPOL RD	Multi-Family Dwelling
DR21-017	Approved	10/4/2022 12:00:00 AM	1	Ponderosa Village SB 35 Application	51	250 ROSELAND AVE	Multi-Family Dwelling
DR21-019	Approved	9/7/2021 12:00:00 AM	1	Acme Family Apartments	77	1885 SEBASTOPOL RD	Multi-Family Dwelling
MJP13-009	Approved	3/11/2020 12:00:00 AM	1	Bellevue Ranch 7	30	2903 DUTTON MEADOW	Single Family Dwelling,
DR15-033	Approved	2/31/2017 12:00:00 AM	1	Dutton Avenue Residences	107	2150 DUTTON AVE	Multi-Family Dwelling
Total					6129		

Map of Developments



Report Filters

Land Use
 All

Location
 All

Affordable Housing
 All

Status
☐ Select all
☐ Approved
☐ Inactive
☐ Under Review

Council District
 All

All Developments with Filters

District 1

District 2

District 3

District 4

District 5

District 6

District 7

Report Filters

Land Use

All

Location

All

Status

☒ Select all

☒ Approved

☐ Inactive

☐ Under Review

Affordable Housing

All

Council District

All

New filters to be added
Ex: Parking concessions
Building height
Affordability breakdown
Approval date

House Santa Rosa - Objectives

- Help community members and developers understand how parcels throughout the City can be developed
- Create greater transparency regarding housing projects that are proposed and approved
- Create efficiencies related to required annual reporting.
- Simplify analysis of the effectiveness of housing policies by providing a user-friendly platform that displays where development is happening throughout the City.

House Santa Rosa – The Team

Jackie Reese, IT

Joshua Damron, Engineering / IT

Jill Garibaldi

Amy N

Chris Greene, GIS

Matt Stull, GIS

Planning Division

Other internal departments (Fire, Building, Engineering)

Developer community of Santa Rosa

Santa Rosa residents/community members

....all of you!

January 2022 – Awarded Grant

July 2022 – Full steam ahead

December 2022 – Community surveys distributed

September 2023 – Grant must be expended

House Santa Rosa – Next Steps

Development Feasibility Tool

Build out additional regulations and incentives of development

Real-Time Development Map and Dashboard

Introduce additional filters based on new data

Emphasis on intuitive User Interface

Synthesize feedback from Boards and Commissions

Design Review Board – June 15th

Cultural Heritage Board – June 21st

Ask questions, and provide input on:

- Site characteristics (regulations and incentives) that are important in determining the feasibility of development for the site
- Project details that are important to the community (phase of the project, number of units, number of parking spaces, etc)
- Anything else!

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