

# Lance Drive Housing Development

Small Lot Subdivision & Tentative Map



0, 1601, 1680, 1696, and 1705 Lance Dr

November 14<sup>th</sup>, 2024

Conon McKay, Senior Planner  
Planning and Economic Development

- Tentative Map to subdivide a 34.29-acre parcel to create a 98-lot small lot subdivision, two lots for multifamily residential (14.09 acres and 10.8 acres), and one lot for general retail (0.91 acres)
- Conditional Use Permit is required for small lot subdivision
- Parking ratio of 1.5 spaces per unit in small lot subdivision

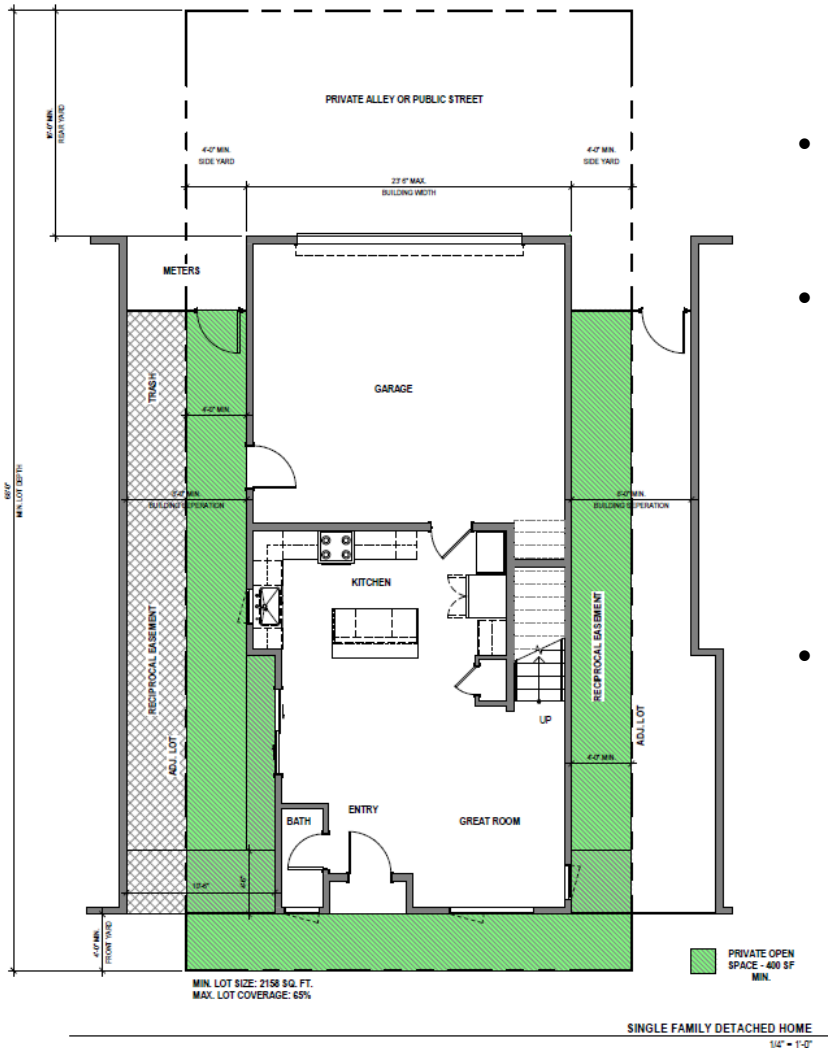
- July 31, 2012 - City Council certification of the Environmental Impact Report (EIR) for the North Santa Rosa Station Area Specific Plan (Resolution No. 28187) and adopted Pre-Zoning for the Project Site
- Aug. 8, 2022 - Neighborhood Meeting
- Apr. 4, 2024 - Applications Submitted
- Jan. 25, 2024 - Concept Design Review (Design Review Board)
- Aug. 7, 2024 - Sonoma County Local Agency Formation Commission (LAFCO) approved Annexation

# Project Location



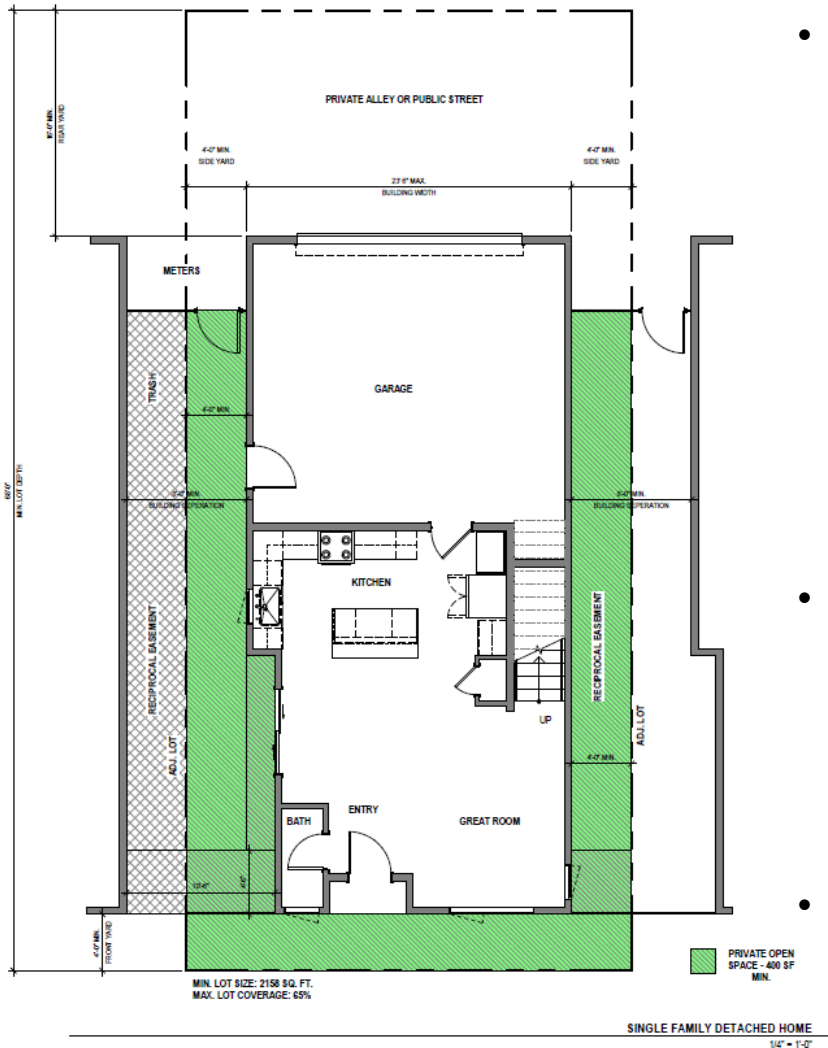


# Small Lot Subdivision – Site Plan



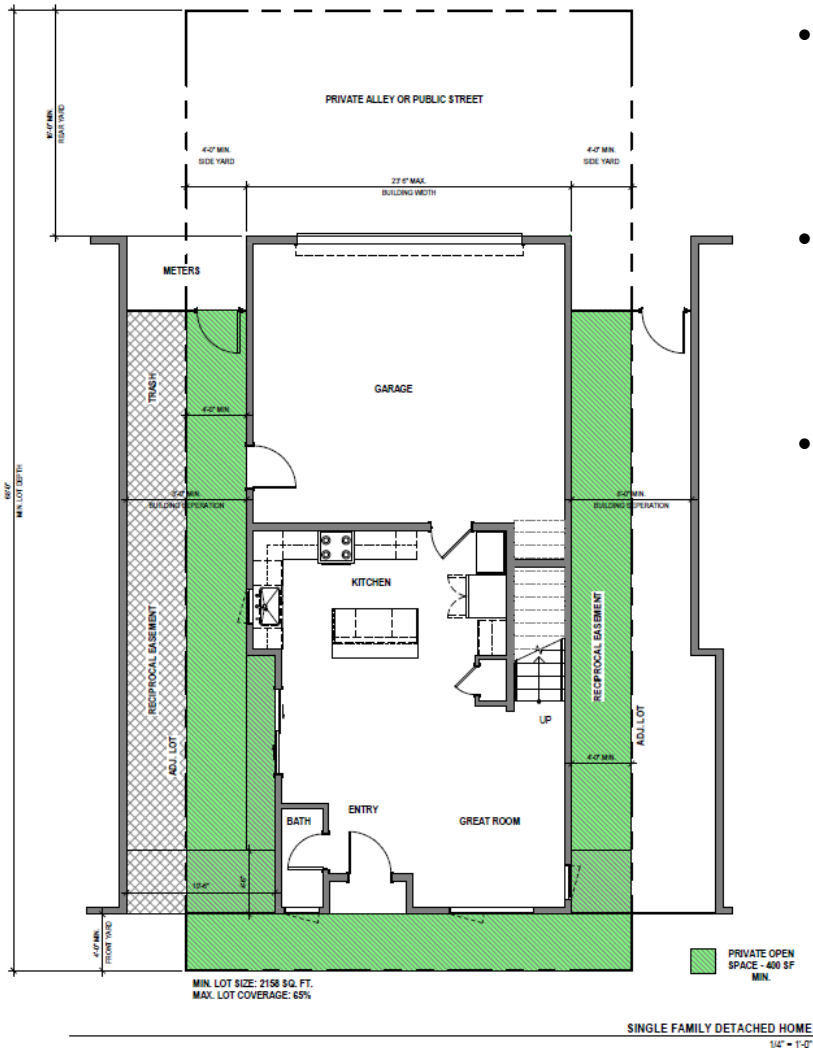
- Development Standards are established by Zoning Code Section 20-42.140.
- Pursuant to Section 20-42.140(F)(4), the review authority may approve different setbacks and building design if it is determined that the alternative approach is more appropriate to the characteristics of the site and surroundings.
- Project requests a reduction of second-story setbacks from eight feet to four feet.

# Small Lot Subdivision – Site Plan



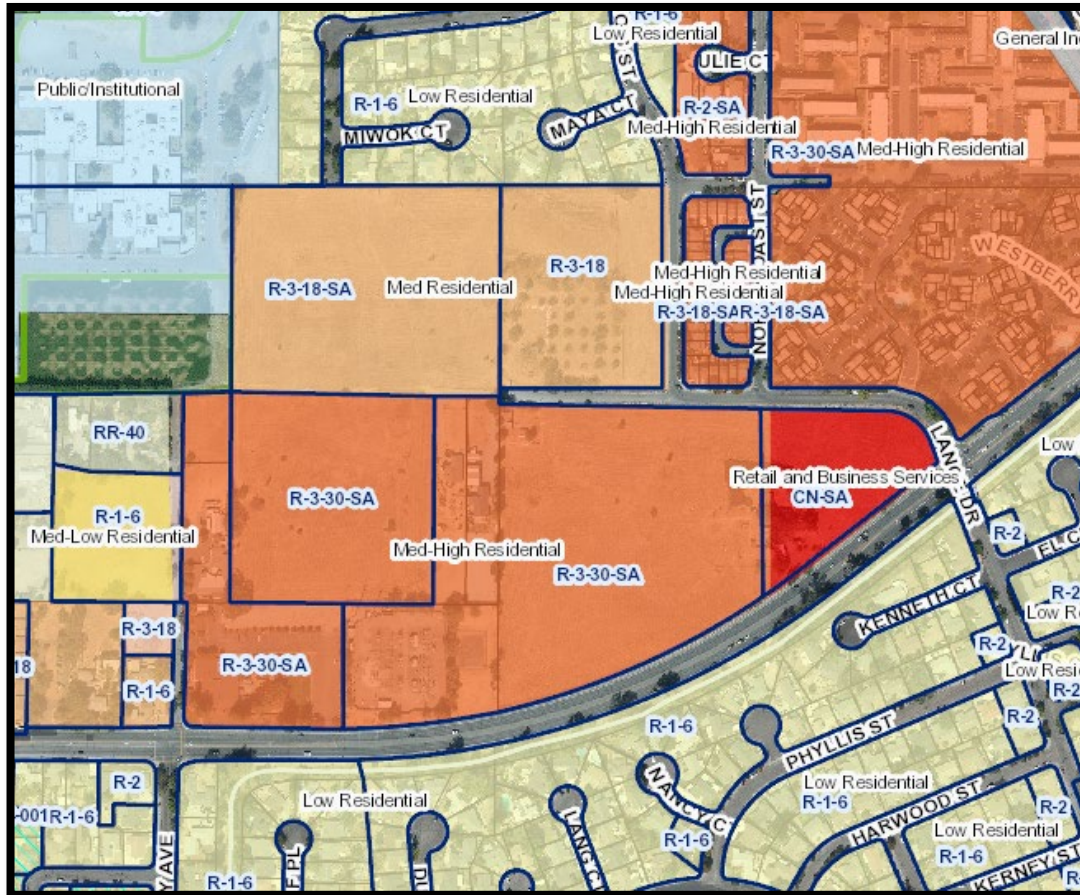
- Two-story structures. Proposed dwellings other than row houses and townhouses shall be designed so that:
  - The floor area of a second story is no more than 50 percent of all the roofed first floor area of the dwelling (including covered porch area and an attached garage, but not a detached garage); or
  - 25 percent of the dwelling units in the project are one-story; or
  - All two-story units have one-story elements.
- Individual unit or project design alternatives other than those in Subsections F.8.a, b, and c above may be authorized by the review authority as part of Conditional Use Permit approval.
- Project proposes second- and third-story floor area ratios that exceed those required by the Zoning Code.

# Small Lot Subdivision – Site Plan



- Open Space. All lots must provide a minimum of 400 SF of private open space with no dimension less than 15’.
- Project proposes a minimum of 400 SF of private open space, with a minimum dimension of 4’.
- Pursuant to Section 20-42.140(F)(4), the review authority may approve different setbacks and building design if it is determined that the alternative approach is more appropriate to the characteristics of the site and surroundings.





## General Plan:

- Medium-High Density Residential
- Medium Density Residential
- Retail & Business Services

## Zoning:

- R-3-18-SA
- R-3-30-SA
- CN-SA (Neighborhood Commercial)

# North Station Area Specific Plan

- Adopted on September 18, 2012
- Primary objective: support future rail transit by increasing the number of residents and employees within walking distance of the SMART station by improving pedestrian, bicycle, auto, and transit connections, increasing residential density, promoting economic development, and enhancing aesthetics and quality of life.
- Proposed Project implements and is consistent with the North Station Area Specific Plan.
- Project includes community garden.

- Development Standards are established by Zoning Code Section 20-42.140.
- Pursuant to Section 20-42.140(F)(4), the review authority may approve different setbacks and building design if it is determined that the alternative approach is more appropriate to the characteristics of the site and surroundings.
- Project requests a reduction of second-story setbacks from eight feet to four feet.

## Small Lot Subdivisions (cont.)

- Two-story structures. Proposed dwellings other than row houses and townhouses shall be designed so that:
  - The floor area of a second story is no more than 50 percent of all the roofed first floor area of the dwelling (including covered porch area and an attached garage, but not a detached garage); or
  - 25 percent of the dwelling units in the project are one-story; or
  - All two-story units have one-story elements.
- Individual unit or project design alternatives other than those in Subsections F.8.a, b, and c above may be authorized by the review authority as part of Conditional Use Permit approval.
- Project proposes second- and third-story floor area ratios that exceed those required by the Zoning Code.

- North Station Specific Plan Environmental Impact Report (EIR) certified by City Council on July 31, 2012 (SCH No. 2011122034)
- Project is within scope of the Specific Plan EIR (CEQA Section 15168)
- Project is statutorily exempt from CEQA pursuant to CEQA Guidelines Section 15182 and Government Code 65457 (residential project consistent with Specific Plan).
- Environmental Checklist prepared by ICF in accordance with CEQA, supported by Air Quality, Cultural Resources, and Traffic Impact studies.

- Support for varied housing types, amenities, space for socializing
- Support for proximity to SMART Station and bus stops
- Consider childcare facility in retail component
- Concern about exacerbating existing traffic and access issues on Guerneville and Lance intersection
- Request for additional Project entrance and exit on Guerneville
- Concern about high-density residential development and associated environmental impacts, including water use
- Concern about increased noise and crime
- Concern about adequacy of proposed parking
- Concern about emergency evacuation
- Consider relocation or removal of retail to allow increased number of units.

It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions: (1) approve a Minor Conditional Use Permit for a Small Lot Subdivision, and (2) adopt a Tentative Map for the Lance Drive Housing Development, a 98-lot small lot subdivision (8.5 acres total), two lots for multifamily residential development (14.09 acres and 10.8 acres) and one lot for general retail (0.91 acres).

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