

Kawana Village Subdivision Time Extensions

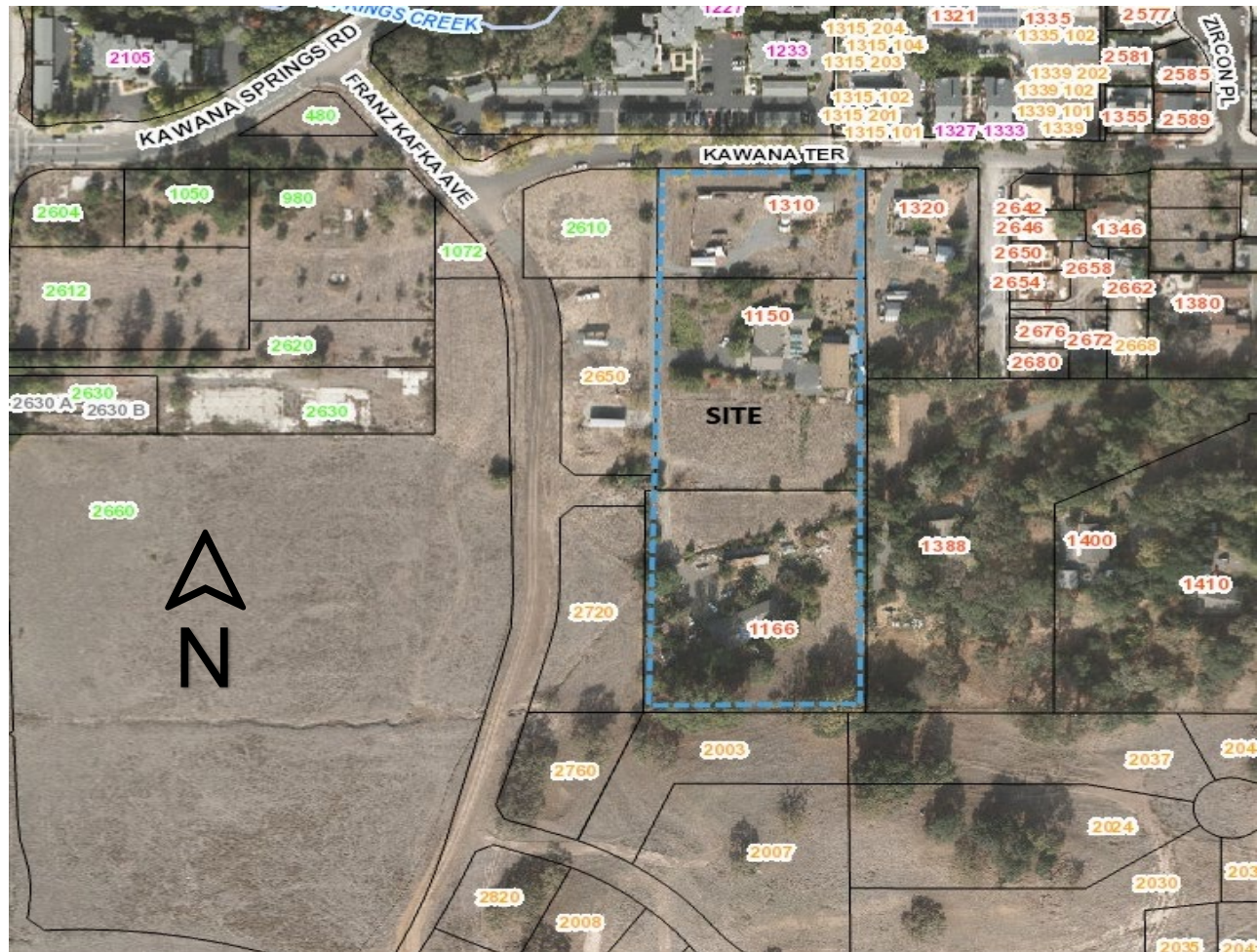
1150, 1166, 1310 Kawana Terrace

September 8, 2022

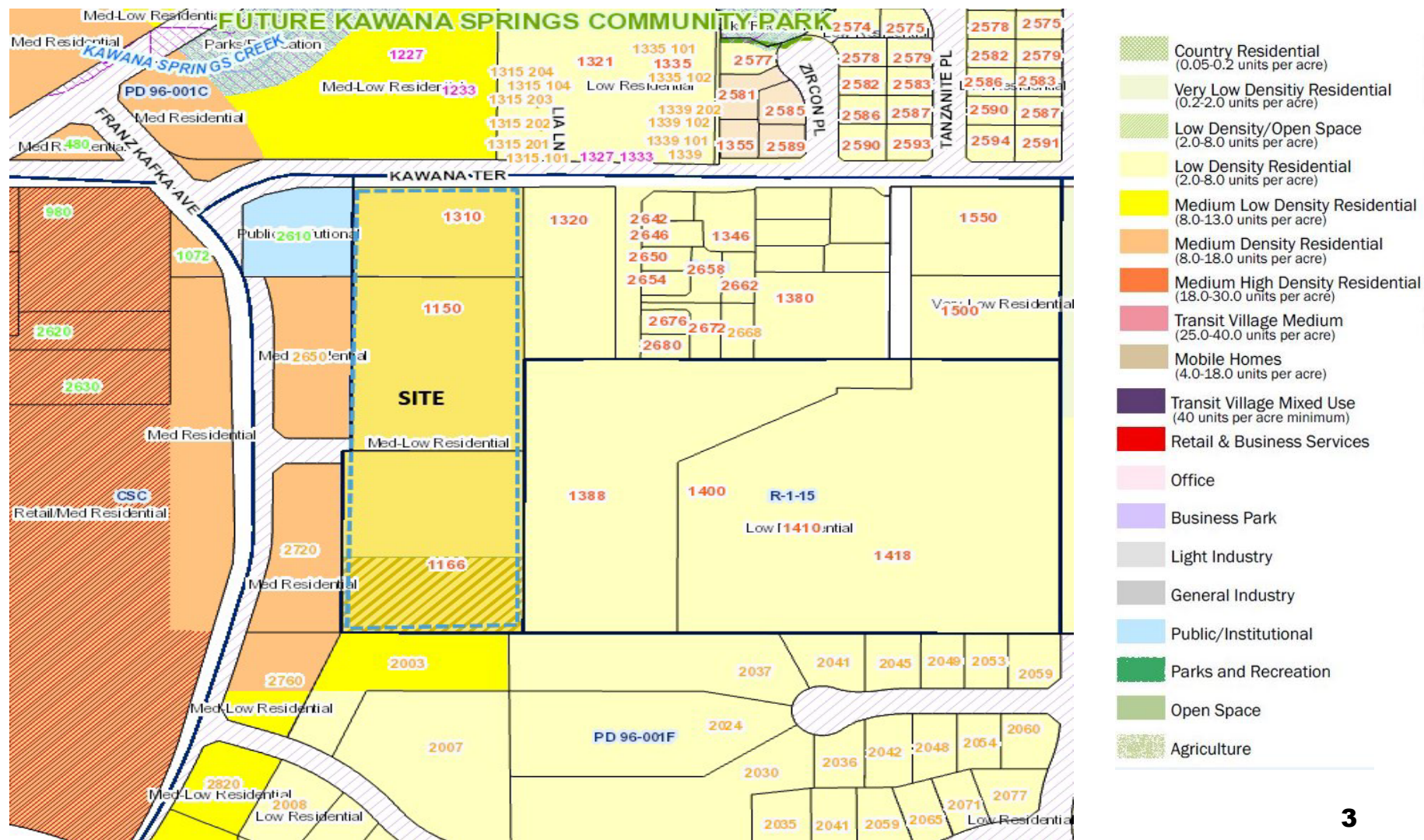
Michael Wixon
Contract Planner
Planning and Economic Development

Project Location

1166 Kawana Terrace

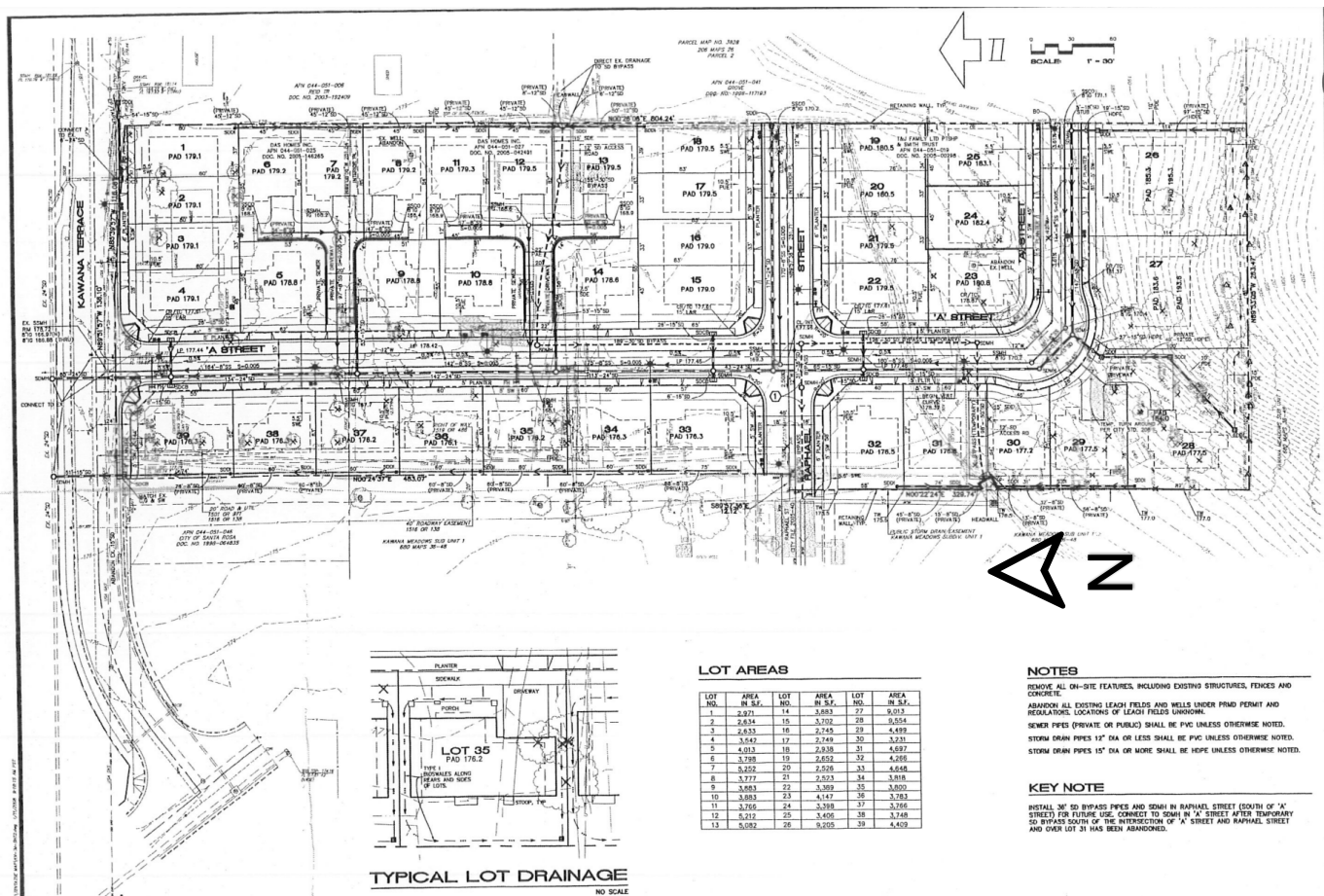


R-1-6 Zoning District. Meets applicable Development Standards for Zoning District and Small Lot Subdivisions

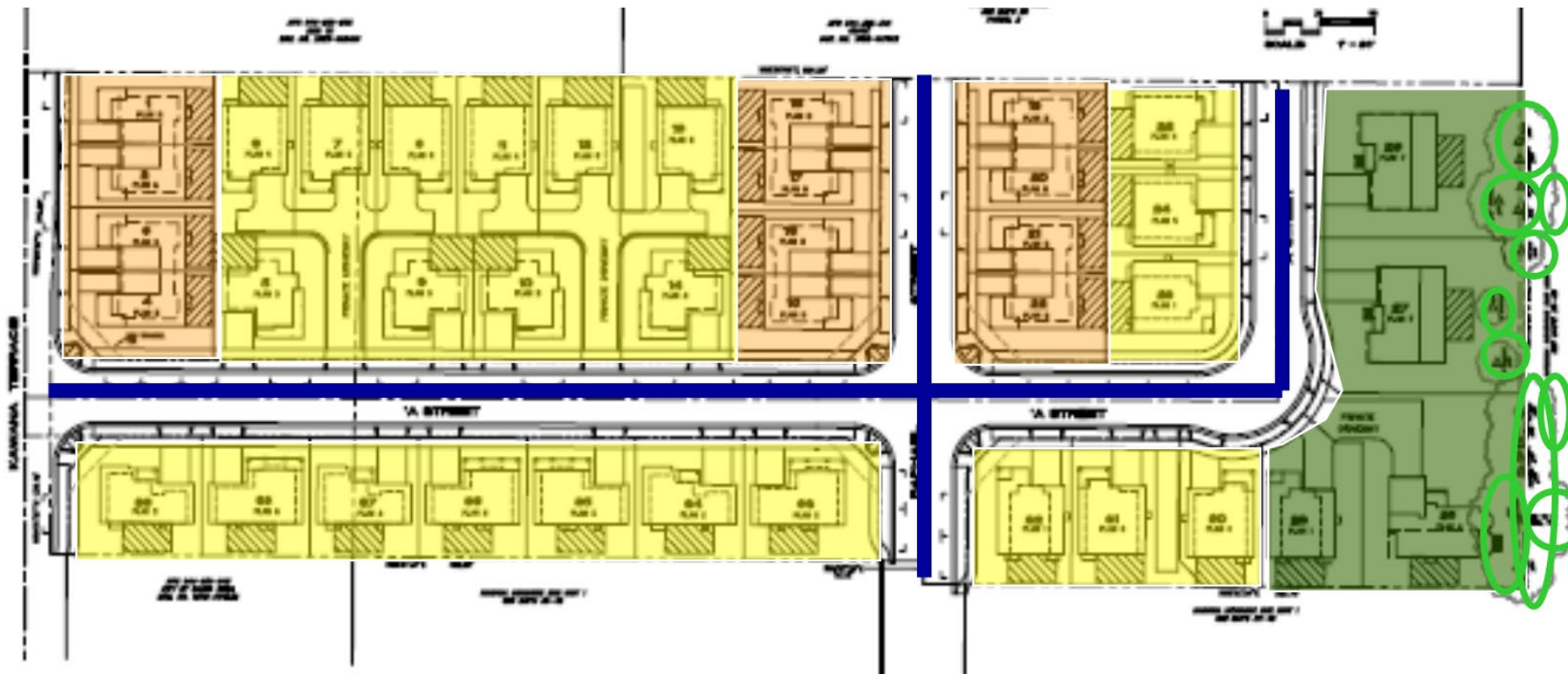


Project Description

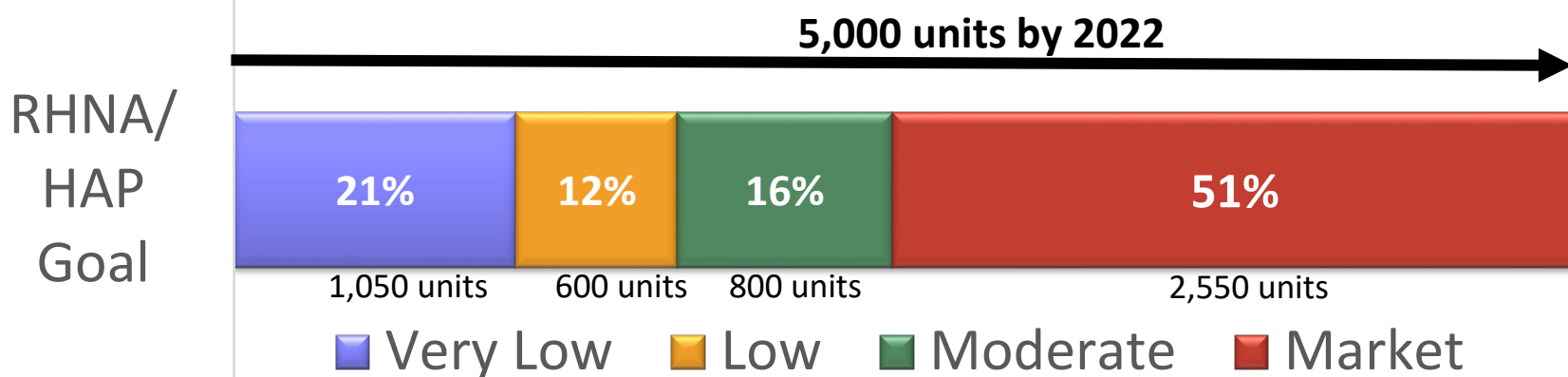
2 separate one-year time extensions for the approved Kawana Village Subdivision
Tentative Map to subdivide a 4.82-acre site into 39 single-family lots



Project Description



Housing Action Plan



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

Kawana Village: Total 39 units



Market Rate:
39 Units (1.5% of goal)

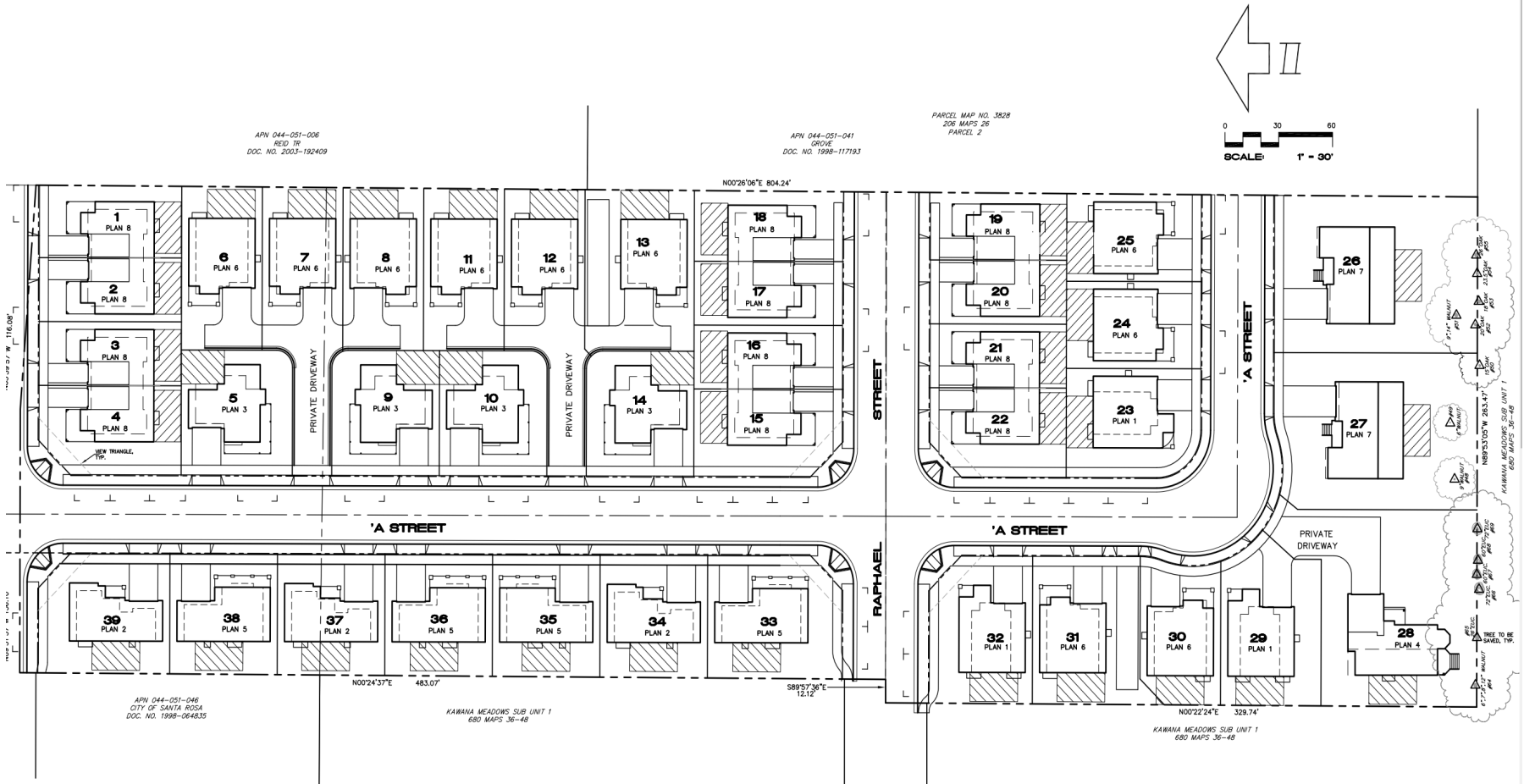
Project History

- A Neighborhood meeting was held for the project on February 1, 2005.
- The annexation area within which this subdivision is located was approved by the Planning Commission on May 24, 2007, and by City Council on July 10, 2007, pre-zoning the property to R-1-6.
- The DAC for the project was held on March 20, 2008.
- The Mitigated Negative Declaration for the project was posted on April 8, 2008.
- On June 12, 2008, the Planning Commission recommended approval of the Mitigated Negative Declaration, Tentative Map, a Conditional Use Permit for a Small Lot Subdivision, and Hillside Development Permit for both the subdivision and the four proposed homes within the hillside area.
- Based on the economic climate in 2010, 2011, and 2013, the California Legislature automatically extended the expiration dates of Tentative Maps and associated entitlements. The expiration date of the Kawana Village Tentative Map was automatically extended to June 12, 2017.
- On January 25, 2018, the Planning Commission approved a one-year time extension for the Tentative Map to June 12, 2018.

Project History Continued...

- On April 15, 2018, a one-year time extension was submitted to extend the Tentative Map expiration date to June 12, 2019, for which staff recommends approval (PRJ18-029).
- City Council Ordinances 2019-001 and 2020-002 each grants approved projects one-year time extensions, giving the Tentative Map a new expiration date of June 12, 2021.
- State Assembly Bill 1561 automatically extends by two years the expiration of all housing development entitlements issued and in effect prior to March 4, 2020. The new expiration date for Kawana Village would be June 12, 2022.
- The second one-year time extension request submitted by the applicant for Kawana Village would extend the expiration date to June 12, 2023, if approved by the Planning Commission.

Kawana Village Subdivision Parking Exhibit



- **Kawana Village Mitigated Negative Declaration of 2008**
 - Circulated for 30-day public review period
 - Mitigation Measures related to: Seasonal Drainage Swale and Seasonal Wetland
- **CEQA Guidelines 15162**
 - No further environmental review required if:
 - Scope of project unchanged
 - No new information of substantial importance

It is recommended by the Planning and Economic Development Department that the Planning Commission approve the two separate resolutions to each extend the Kawana Village Subdivision Tentative Map one-year with one added condition to insure adequate parking. The new project expiration date would be June 12, 2023.

Michael Wixon
Contract Planner
Planning and Economic Development
mwixon@srcity.org
(707) 543-3223

