

# Hearn Veterans Village

## Tentative Parcel Map

File No. MIN21-001

2149 W Hearn Ave

December 9, 2021

Monet Sheikhal, City Planner  
Planning and Economic Development

Tentative Parcel Map to subdivide a 2.01-acre parcel into four (4) lots ranging in size from  $\pm$  20,000 to 25,000 square feet. Future development of each parcel would include a detached residential dwelling unit with an accessory dwelling unit, outdoor amenities, and associated on and off-site improvements, for permanent supportive housing.

The review authority for a Tentative Parcel Map application is the Subdivision Committee. To facilitate a more comprehensive review of the proposed project subdivision, the Planning Director elected to elevate the discretionary review of the proposed subdivision from the Subdivision Committee to the Planning Commission.

## Section 20-22.030, Table 2-2

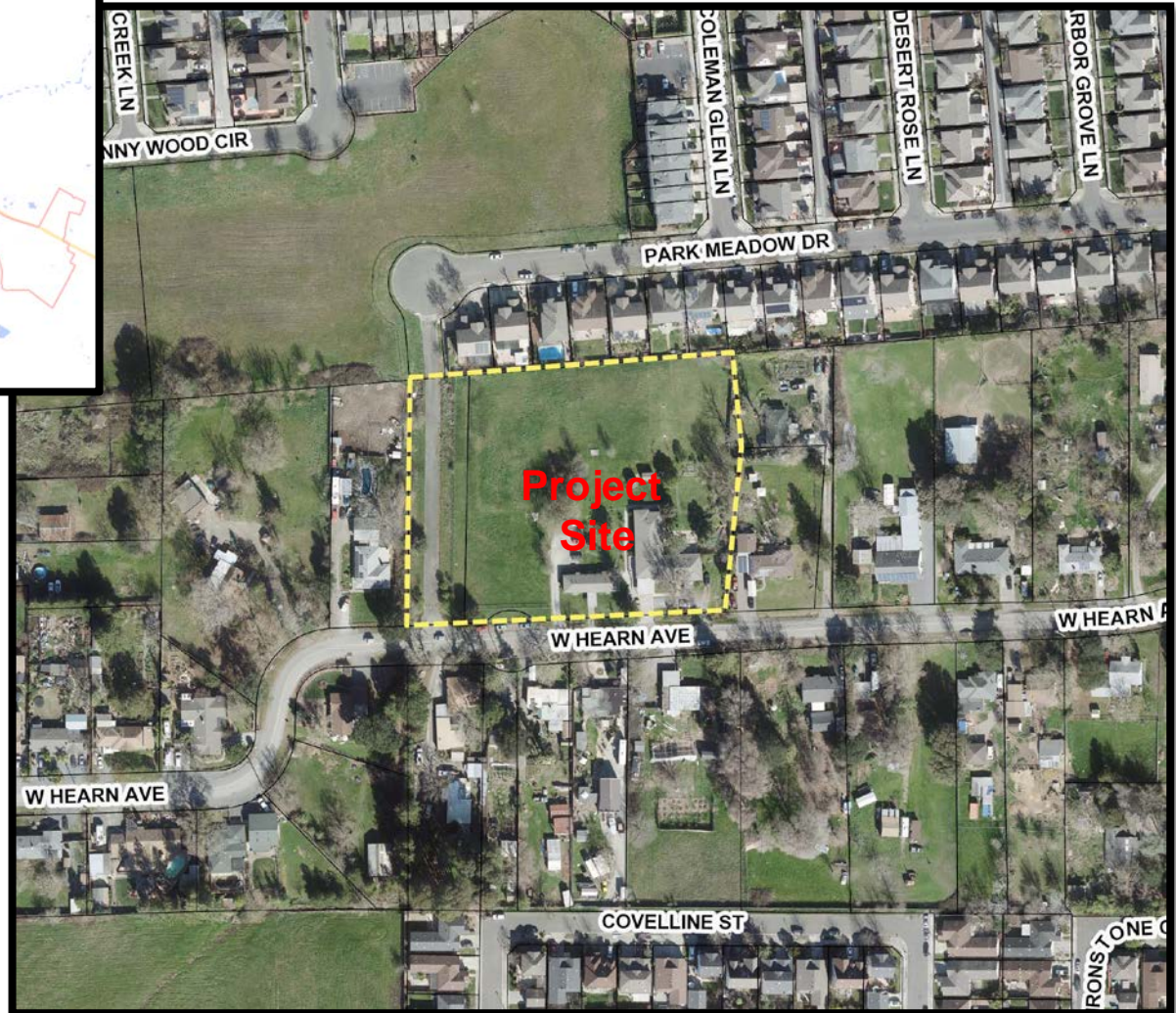
LAND USE (1)	<u>RR</u>	R-1	R-2	R-3
Single-family dwelling	<u>P</u>	P	P(2)	P(2)
Supportive housing	<u>P</u>	P	P	P

**Single-family Dwelling.** A building designed for and/or occupied exclusively by one family.

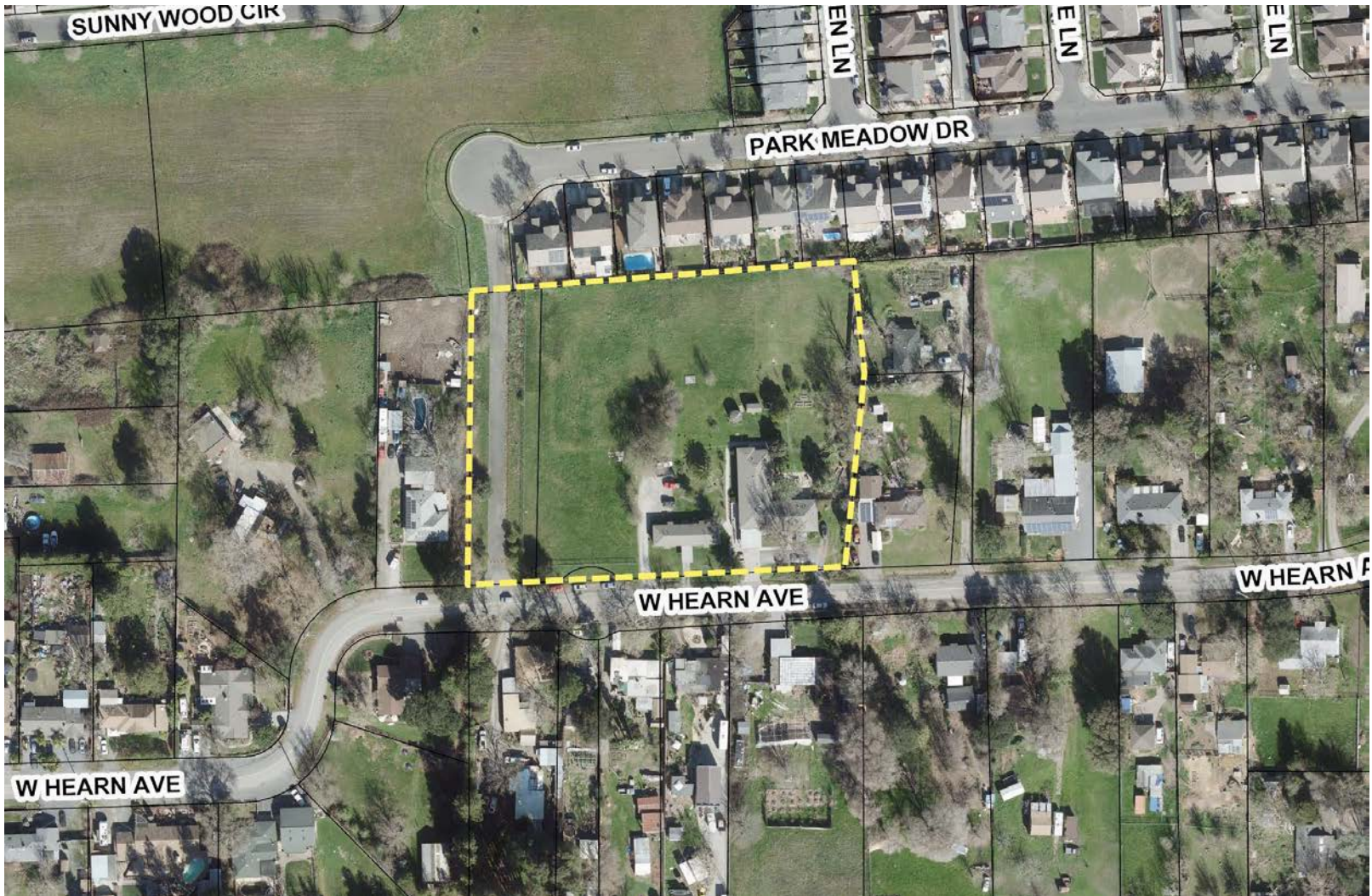
**Family.** An individual, or two or more persons, related by blood, marriage, or adoption; a group of unrelated persons which if numbering five or more persons, must be living together as a group in a dwelling unit, using common cooking facilities and as a group bear the generic characteristics of a family as a relatively permanent household.

**Supportive Housing.** Housing that is occupied by a target population, such as low-income persons with mental disabilities, substance abuse or chronic health conditions. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. There is typically no limit on the length of stay, and the housing is linked to on-site or off-site services.

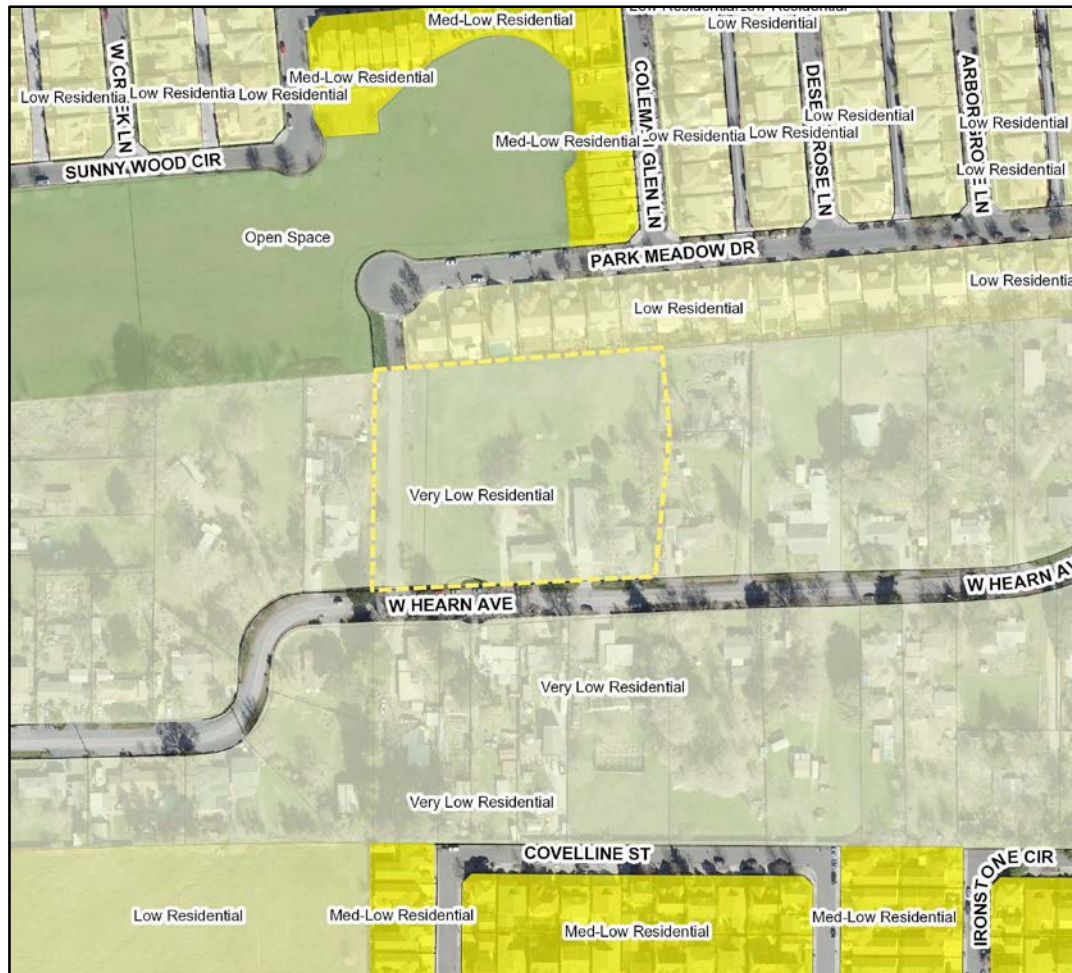
# Project Location 2149 W Hearn Ave



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## General Plan: Very Low-Density Residential Zoning: RR-20-RH (Rural Residential-Rural Heritage)



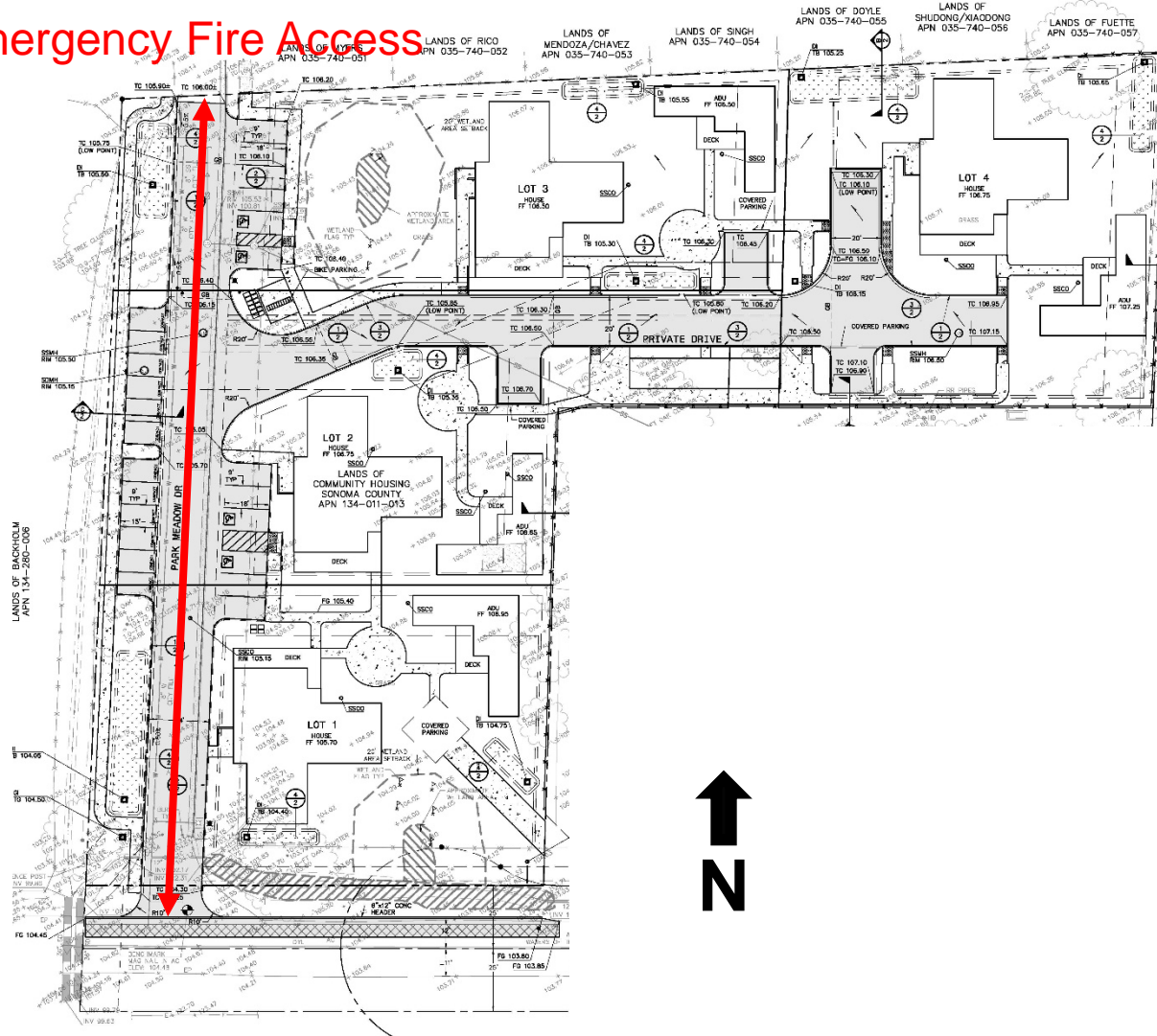
# Lot Line Adjustment



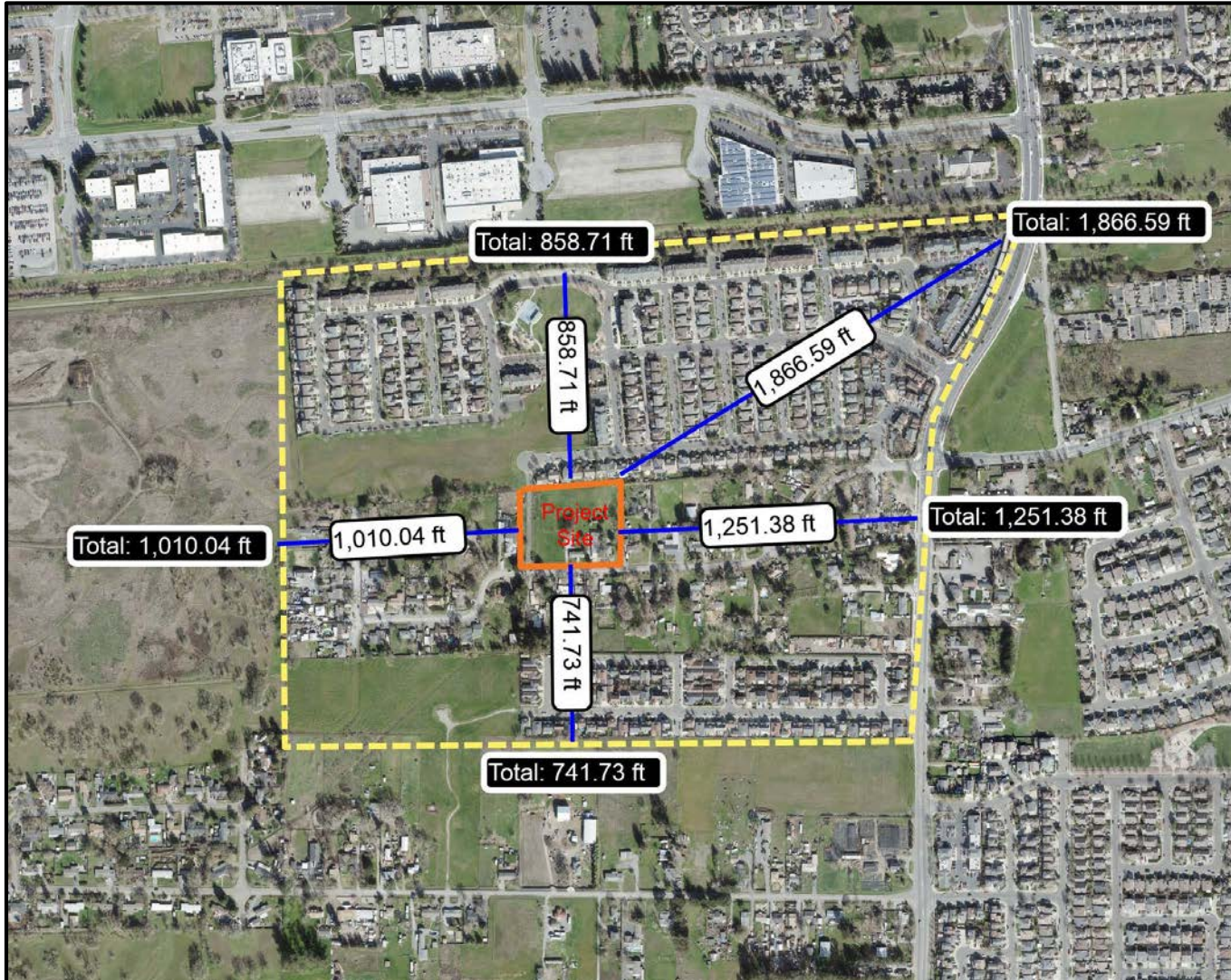
- **Feb 17, 2021** Project applications submitted
- **Apr 12, 2021** Pre-application Neighborhood Meeting was held
- **Apr 23, 2021** Notice of Pending Application was sent out
- **May 7, 2021** Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration for the Hearn Veterans Village Project was circulated
- **Jun 1, 2021** Planning Commission public hearing noticing distributed
- **Jun 10, 2021** Planning Commission meeting was held, and project was continued to a date uncertain.
- **Nov 29, 2021** Planning Commission public hearing noticing distributed



## Emergency Fire Access







- Loss of neighborhood character.
- The permanent supportive housing for 32 veterans is too dense.
- One-story buildings are preferred instead of two-story buildings.
- The future housing would increase the traffic, noise, and population.
- Drainage affecting the properties on West Hearn Avenue.
- Disturbance of local wildlife and wetlands in the area and on the project site.
- Concerns over the emergency fire access.

# Environmental Review

## California Environmental Quality Act (CEQA)

- An Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report (2016 FEIR) was prepared.
- It was determined that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified in the 2016 FEIR.
- An Addendum to an adopted EIR may be prepared if no significant environmental effects will occur and none of the previously identified effects will increase in severity (CEQA Guidelines Section 15164).
- None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required.

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution,
  1. adopt an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report, and
  2. approve a Tentative Parcel Mapfor the Hearn Veterans Village Project, located at 2149 West Hearn Avenue.