

# Cherry Ranch Subdivision

## Tentative Map and Small Lot Subdivision (CUP)

930 Fresno Avenue

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June 9th, 2022

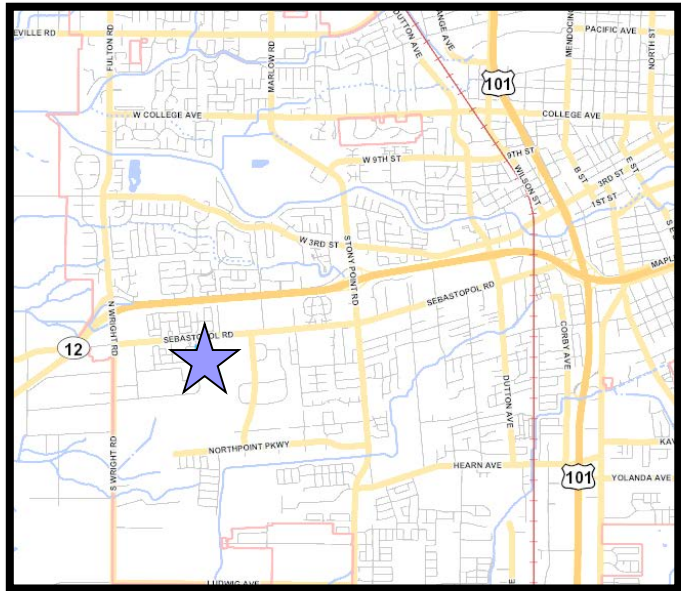
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## Project Description

### Cherry Ranch Subdivision

The project proposes to construct 67 single-family dwellings - 62 single-family attached (duplex) dwellings and five single-family detached dwellings – in a proposed small lot subdivision located at 930 Fresno Avenue.

# Project Location 930 Fresno Ave.



# General Plan and Zoning

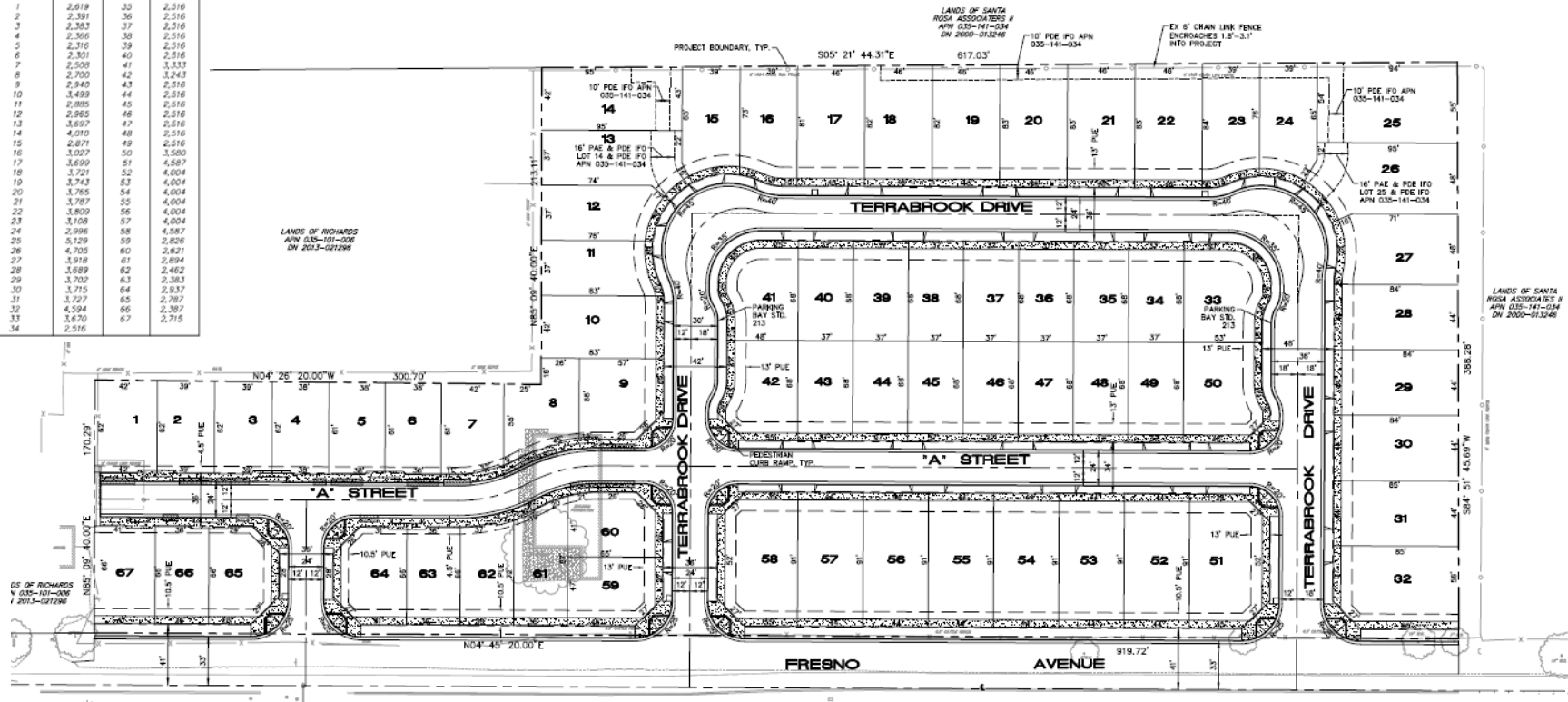


- Pre-Application Neighborhood Meeting was held – **July 31, 2019**
  - Proposal of **83 residential units** spread across single-family detached and apartments.
- Concept Design Review (DRB) – **August 20, 2020**
  - Proposal reduced to **67 residential units** spread across single-family detached and single-family attached (townhomes).
- Tentative Map and Conditional Use Permit applications submitted – **October 20, 2020**
- Notice of Application distributed – **November 6, 2020**
- Notice of Public Hearing distributed – **May 27, 2022**

- The R-1-6 zoning district establishes a minimum lot size of 6,000 SF.
- The project requests approval of a Minor Conditional Use Permit to allow the creation of a Small Lot Subdivision, which would allow the project to create parcels that range from 2,301 to 5,129 SF.
- The project also requests a reduction of second-story setback standards established by Zoning Code 20-42.140 (Residential Small Lot Subdivisions) from eight feet to five feet for all lots, and reduction of rear setbacks from 15 feet to 10 feet on Lots 8, 9, and 33 through 67.
- These modifications are allowed by the Code with review authority approval. The project complies with all other development standards established by the Code.

LOT AREA TABLE

| LOT NO. | LOT SIZE<br>SQ. FT. | LOT NO. | LOT SIZE<br>SQ. FT. |
|---------|---------------------|---------|---------------------|
| 1       | 2,619               | 33      | 2,516               |
| 2       | 2,391               | 36      | 2,516               |
| 3       | 2,383               | 37      | 2,516               |
| 4       | 2,366               | 38      | 2,516               |
| 5       | 2,316               | 39      | 2,516               |
| 6       | 2,301               | 40      | 2,516               |
| 7       | 2,508               | 41      | 3,333               |
| 8       | 2,700               | 42      | 3,243               |
| 9       | 2,940               | 43      | 2,516               |
| 10      | 3,489               | 44      | 2,516               |
| 11      | 2,885               | 45      | 2,516               |
| 12      | 2,965               | 46      | 2,516               |
| 13      | 3,697               | 47      | 2,516               |
| 14      | 4,010               | 48      | 2,516               |
| 15      | 2,871               | 49      | 2,516               |
| 16      | 3,027               | 50      | 1,580               |
| 17      | 3,699               | 51      | 4,587               |
| 18      | 3,721               | 52      | 4,004               |
| 19      | 3,743               | 53      | 4,004               |
| 20      | 3,765               | 54      | 4,004               |
| 21      | 3,787               | 55      | 4,004               |
| 22      | 3,809               | 56      | 4,004               |
| 23      | 3,831               | 57      | 4,004               |
| 24      | 3,853               | 58      | 4,587               |
| 25      | 3,875               | 59      | 2,826               |
| 26      | 3,897               | 60      | 2,821               |
| 27      | 3,919               | 61      | 2,894               |
| 28      | 3,941               | 62      | 2,462               |
| 29      | 3,963               | 63      | 2,383               |
| 30      | 3,985               | 64      | 2,937               |
| 31      | 4,007               | 65      | 2,787               |
| 32      | 4,029               | 66      | 2,387               |
| 33      | 4,051               | 67      | 2,715               |
| 34      | 2,516               |         |                     |



## California Environmental Quality Act (CEQA)

- The City Council certified the Southwest Santa Rosa Area Plan Master Environmental Impact Report (EIR) to analyze the impact of implementing the Southwest Santa Rosa Area Plan in April, 1994.
- The City Council certified the Subsequent EIR for the Southwest Area Projects, which analyzed the environmental impacts of a 39-unit residential development to be located at the project site in May, 2006.
- An Addendum to the Subsequent EIR was prepared to analyze the environmental impacts of the Cherry Ranch Subdivision in compliance with CEQA Guidelines Section 15164 which concludes that with incorporation of mitigation measures found in the Mitigation Monitoring and Reporting Program associated with the Subsequent EIR, the project would not cause new significant environmental impacts or substantial increases in the severity of significant effects beyond those previously identified.

- Letters of concern
  - Garth Pickett, Hopkins & Carley; and Alan Furste, Carlisle Macy
    - Potential drainage issues resulting from introduced fill
    - Encroachment onto neighboring property
    - Removal of existing fencing
  - June, Santa Rosa resident
    - Increased regional water demand as a result of the project
    - Affordability
  - Michael and Jean Ritter, Santa Rosa residents
    - Biological Impacts
    - Noise
    - Speed on Fresno Avenue
    - City Utility connection

The Planning and Economic Development Department recommends that the Planning Commission, by three resolutions, 1) adopt an Addendum to the Southwest Area Projects Subsequent Environmental Impact Report, (2) approve a Minor Conditional Use Permit for a Small Lot Subdivision, and (3) adopt a Tentative Map for the Cherry Ranch Subdivision, a 67-lot subdivision, located at 930 Fresno Ave, File No. PRJ20-018.

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