

# PRELIMINARY HOUSING DEVELOPMENT (SB 330 & SB 35) PRE-APPLICATION FORM

## GENERAL INFORMATION

### WHAT IS A PRELIMINARY APPLICATION?

To increase transparency and certainty in the development review process, Senate Bill 330 (SB-330), the Housing Crisis Act of 2019, allows a housing developer seeking vesting rights to submit a “preliminary application” for a housing development project. A housing development project includes: (1) two or more residential units; (2) a mix of commercial and residential uses with at least two-thirds of the project’s floor area used for residential; or (3) transitional or supportive housing. This Preliminary Application also serves as the required Notice of Intent for projects utilizing Senate Bill 35 streamlining.

### WHAT DOES IT DO?

Upon submittal of this preliminary application and payment of the permit processing fee, a housing developer is allowed to “freeze” the applicable fees and development standards that apply to their project while they assemble the rest of the material necessary for a full application submittal. This form also serves as the Notice of Intent for applicants requesting Affordable Housing Streamlined Approval (SB-35) to initiate the mandatory Tribal Scoping Consultation process.

### WHAT HAPPENS AFTER I SUBMIT?

**Senate Bill 330** - After submitting this preliminary application to the City, an applicant has 180 days to submit a complete Application, or the preliminary application will expire. If the number of residential units or the floor area of construction project is revised by 20% or more, a new preliminary application and fee must be submitted. Projects must commence construction within 2-1/2 years of Final Approval.

**Senate Bill 35** - Prior to accepting an application for SB 35 approval, the City must notify relevant California Native American tribes about the proposed development. A notice of intent to submit an SB 35 application shall include a Preliminary Project Application pursuant to Government Code Section 65941.1, and architectural plans. If there is no response to the notification of intent or there is an agreement reached in a scoping consultation and the project application is deemed complete and eligible for SB 35 review, the project is eligible for SB 35 (ministerial) approval. If there is no agreement reached, a project is not eligible for SB 35 approval. Provided that the notification and scoping session result in either an agreement or no response, SB 35 timelines shall commence provided an SB 35 application is submitted.

# SUBMITTAL REQUIREMENTS

The following information must be provided prior to submitting the necessary formal planning Application(s). All forms must be completed and signed. ALL Required Project Information must comply with the [City's Universal Digital File Standards](#).

## FEES

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*Payment of fees is required for all pre-applications.*

**Fees** (Enhanced Service Fee under Environmental Assessment)

## PROJECT PLANS

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☐

### Elevations

Provide elevations showing design, color, and material, and the building height of each building.

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### Site Plan

Provide a site plan showing the location on the property and proposed structures. Show the location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way. Indicate location of any stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.

# PRELIMINARY APPLICATION FORM

## APPLICATION TYPE (CHOOSE ONE)

☐ Preliminary Housing Application (SB-330) ☐ Affordable Housing Streamlined Approval (SB-35)

## RECORD INFORMATION

Submittal Date:

## PROPERTY INFORMATION

Project Address:

Assessor Parcel Number (APN):

Zone:

## PROJECT DATA

### EXISTING

### PROPOSED

### DEMOLISHED

Residential Units – Number

Residential Units – Floor Area (Sq. Ft.)

Nonresidential – Land Uses

Nonresidential – Floor Area (Sq. Ft.)

Parking Spaces

## UNIT INFORMATION

If units are being demolished, indicate number

Occupied:

Not Occupied:

Are any approvals under the Subdivision Map Act requested? ☐ YES ☐ NO

New below-market rate units? ☐ YES ☐ NO If yes, affordability level:

New density bonus units? ☐ YES ☐ NO If yes, describe any incentives, concessions, waivers, or parking reductions per Government Code 65915:

## OWNER'S INFORMATION

Name:

Email:

Address:

Phone:

## APPLICANT'S INFORMATION ☐ SAME AS ABOVE

Name:

Company:

Address:

ZIP:

Email:

Phone:

## PROJECT DESCRIPTION

Describe the **existing development** on site including all existing uses, parking, and size of buildings:

Explain the **proposed project** including size of additions and any new buildings, units, or uses:

# SITE FEATURES

Indicate if any portion of the property includes any of the following environmental, historic or cultural resources.

## Environmental, Historic, or Cultural Resources

Does the site contain any of the following:

YES NO N/A

- |    |   |                          |                          |                          |
|----|---|--------------------------|--------------------------|--------------------------|
| 1. | A <b>very high fire hazard severity zone</b> , as determined by the Department of Forestry and Fire Protection pursuant to Section 51178  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | <b>Wetlands</b> , as defined in the US Fish and Wildlife Service Manual, Part 660 FW 2  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | A <b>hazardous waste site</b> that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. | A special <b>flood hazard area</b> subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. | A delineated <b>earthquake fault zone</b> as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the CA Building Standards Commission under the CA Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (Section 8875) of Div. 1 of Title 2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. | A <b>stream</b> or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (Section 1600) of Division 2 of the Fish and Game Code  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. | Any proposed point sources of <b>air or water pollutants</b>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. | Any <b>species</b> of special concern known to occur on the property  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. | Any <b>historic or cultural resources</b> known to exist on the property  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

# APPLICANT'S AFFIDAVIT

**Under penalty of perjury the following declarations are made:**

- a. The undersigned is the owner or authorized agent of the owner of this property.
- b. The information presented is true and correct to the best of my knowledge.
- c. **Limit of Review.** I understand this pre-application is not a development application and is strictly for the purposes of Senate Bill 330, the Housing Crisis Act of 2019; or Senate Bill 35, the Affordable Housing Streamlined Approval Process of 2017. I understand the City of Santa Rosa has not made a determination as to the accuracy of any of the information submitted.
- d. **Public Record.** I understand that any information provided becomes part of the public record and can be made available to the public for review and posted to the City website.
- e. **Owner/Agent Authorization.** If the Applicant is not the Property Owner, both the Property Owner and Applicant must sign this affidavit. By signing this affidavit, the Property Owner authorizes the Applicant listed in this application to act as the Property Owner's agent on all matters in connection with this pre-application.

## PROPERTY OWNER:

  
\_\_\_\_\_  
*Owner's Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Owner's Name (printed)*

## APPLICANT: ☐ SAME AS ABOVE

\_\_\_\_\_  
*Applicant's Signature*

\_\_\_\_\_  
*Date*

\_\_\_\_\_  
*Applicant's Name (printed)*

\_\_\_\_\_  
*Title (Architect, etc.)*

## STAFF USE ONLY: SUBMITTAL DATE STAMP

*Submittal of all the information listed and payment of the permit processing fee freezes development standards as of this date, unless exceptions per Government Code §65889.5(o) are triggered.*

City authorization date goes here

## Fir Ridge Meadows Tentative Map and Hillside Development Permit Project Description

**Location:** 0 Fir Ridge Drive, Santa Rosa, California 95403  
**APN:** 173-620-030  
**Proposal:** Request for 1) Tentative Subdivision Map for 13 parcels, and 2) Hillside Development Permit  
**Project Site:** 3.82 acres<sup>1</sup>  
**General Plan:** Low Density Residential 2 to 8 units per acre  
**Zoning:** PD 72-001-RC  
(Planned Development – Fountaingrove- Resilient City Combining District)

### **Applicant**

Christopherson Builders, LLC ("Christopherson")  
565 W College Ave.  
Santa Rosa, CA 95401

### **Owner**

Fir Ridge Meadows Partners, LLC  
565 W College Ave.  
Santa Rosa, CA 95401

### **Architect**

Farrell-Faber & Associates Inc.  
1022 Mendocino Ave.  
Santa Rosa, CA 95401

### **Engineer**

BKF Engineers  
200 4<sup>th</sup> St. Suite 300  
Santa Rosa, A 95401

### **Landscape Architect**

Steven Kovanis Landscape Architect  
4016 Bohemian Hwy.  
Occidental, CA 95465

### **Land Use Planner**

Sharpe Associates  
2860 Creekside Rd.  
Santa Rosa, CA 95405

## Project Setting

### Location

The Project Site (Figure 1) consists of 3.82 acres of a 6.03-acre parcel (APN 173-620-030; Figure 2) in Fir Ridge North at Fountaingrove subdivision located in the City of Santa Rosa (City). The parcel fronts Fir Ridge Drive (Dr) and is directly across from Fumay Dr.

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<sup>1</sup> The Project Site consists of 3.82 acres, located on a parcel that totals 6.03 acres. There will be no ground disturbance outside of the Project Site.



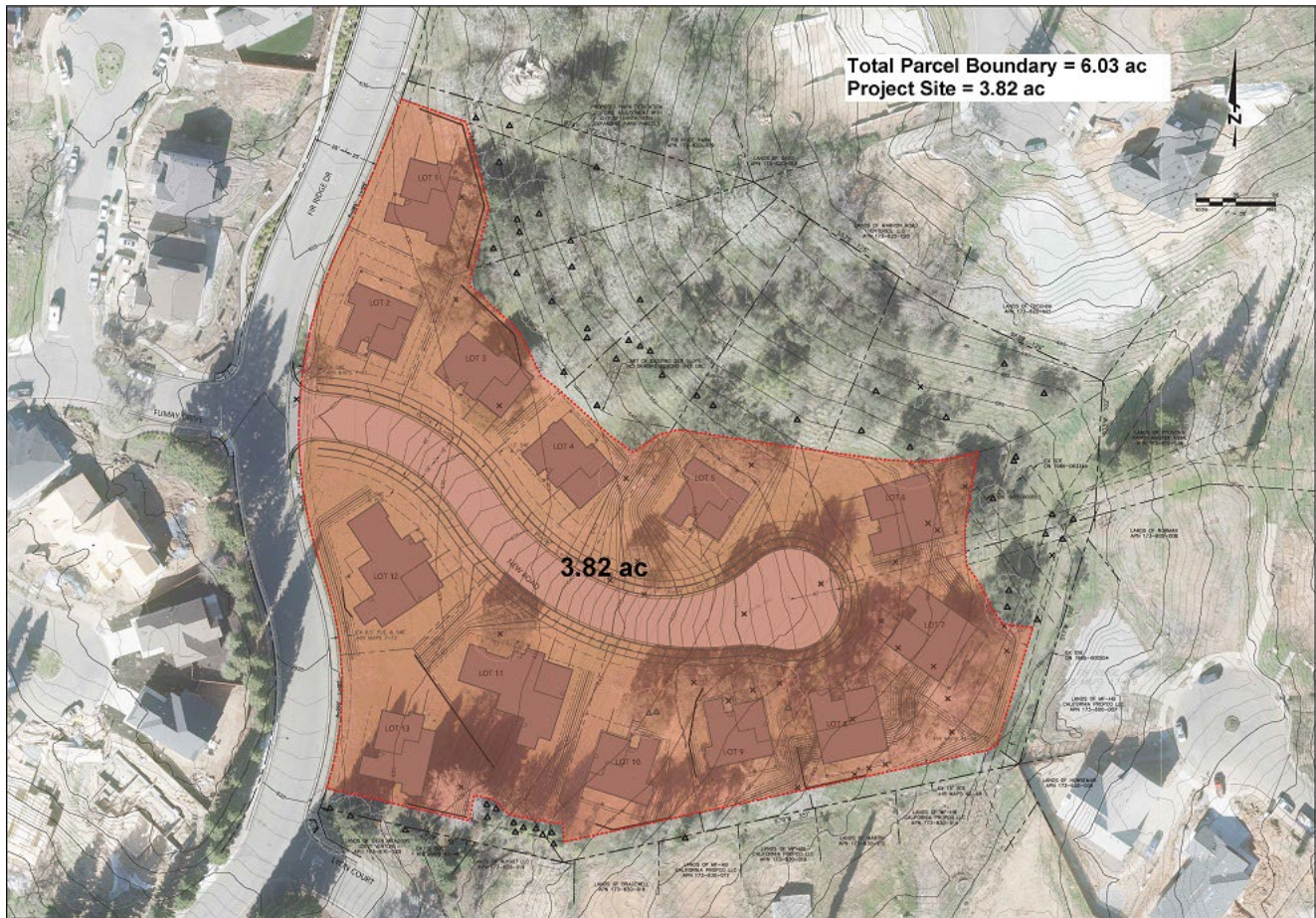


Figure 1 Project Site



Figure 2: Parcel



## Existing Use

The Project Site is currently undeveloped.

## Topography and Soils

The Project Site is topographically varied, as is all of Fountaingrove, with slopes ranging from less than 10% along Fir Ridge Dr to more than 25% at the rear where the Project Site abuts existing development. The Project Site consists mostly of grassland scattered with oak and fir trees and some outcropping of basalt. It was burned in the 2017 Tubbs Fire. It drains to the southwest via sheet flow. There are no creeks or streams on the Project Site. The Project Site contains Felta very gravely loam and Goulding clay loam soils. These soils are not considered prime farmland for agricultural uses.

## Vegetation and Biotic Resources

Vegetation on the Project Site is typical of the region, including non-native grasses, oak, and fir trees. Per the *Tree Inventory Report*, by Horticultural Associates and dated October 2022, 122 trees were counted on the parcel, of which 77 were heavily damaged by the 2017 Tubbs Fire. The Project will remove 47 trees, 38 of which are dead or fire damaged. The *Biological Resources Report* by Charlie Patterson and dated November 2022, found the Project Site contains no wetlands and no sensitive plant species. The report determined there are no listed sensitive wildlife species or habitat on the Project Site. If necessary, due evidence of bird or bat nesting, pre-construction surveys will be performed prior to construction. Trees, including fire damaged trees, will be removed, and replaced in accordance with the City's tree ordinance.

## Cultural Resources

The *Cultural Resources Evaluation*, by Evans & DeShazo, LLC, and dated April 2016, found that the project will not affect cultural and historic resources on the Project Site. It recommends that if development related ground disturbance activities encounter pre-historic or historic artifacts, that work be stopped in the vicinity until evaluated by an archaeologist.

## Transportation

A Preliminary Technical Operational Analysis, by W-Trans and dated January 2023, determined the project would generate an average of 123 trips per day including 9 during peak morning hours and 12 during evening peak hours. It also determined pedestrian and bicycle facilities, sight distance for the new street, and parking adequate for the project.

## Surrounding Land Use

As seen in Figure 2, the parcel, on which the Project Site is located, fronts Fir Ridge Dr and is bordered by parcels with single family homes in the Fir Ridge Subdivision. The vast majority of homes are rebuilds as a result of the 2017 Tubbs wildfire. Some parcels remain undeveloped. The Fir Ridge Neighborhood Park abuts the parcel to the north.

## Project Description

### Santa Rosa General Plan

The Santa Rosa General Plan Land Use Plan designates the parcel Low Density Residential with a density range of 2 to 8 dwelling units per acre, permitting up to 48 homes. However, new proposed development is limited significantly by topography and hillside regulations, resulting in a net proposed development of the 3.82 acre Project Site within the 6.03 acre parcel. The requirements for large front and side yard setbacks align with development of larger parcels and homes in harmony with surrounding residential neighborhoods. Proposed development conforms to the hillside development standards.

### Tentative Map Subdivision and Hillside Development Permit

The property was previously owned by the Santa Rosa City School District (District). In 2004, the District and a builder/partner obtained City approval for a 36-unit condominium project for workforce housing. The development approvals and agreements with the District, developer, and City for the project expired without any work being completed. Christopherson purchased the parcel in October, 2022.

The currently proposed Fir Ridge Meadows development (Project) includes the creation of 13 parcels, including the construction of 13 market-rate single family homes on the 3.82-acres Project Site. Parcel sizes will range in size from approximately 9,100 square feet (sf) to 32,000 sf. The 3.82 acres of the Project Site includes all homes sites and new infrastructure. The project is designed to complement surrounding single-family neighborhoods. A Hillside Development Permit is requested as several parcels have slopes exceeding 10%.

Each of the single-family parcels will be designed with one- and two-story homes featuring floor plans with varying elevation styles, materials, colors, and architectural features. All homes will have a minimum of 3 bedrooms with rear yard open space of approximately 15 feet (ft) minimum and optional covered patios/decks. Designs will incorporate home offices to encourage working remotely, thus reducing the need for vehicle travel. Parking is provided by two- and three-car garages along with tandem driveway parking. Garages will include adequate area for bicycle parking.

Approximately 0.17 acres is proposed for dedication to the City for expansion of the existing neighborhood park, qualifying the Project for credit against the applicable park fees.

The Project Site is not visible from off-site areas or from major roadways. The Project Site is only visible from Fir Ridge Dr. The project is set in a bowl-shaped area. It will be below the surrounding residential areas and not have an impact on views. The project will be in character with surrounding neighborhoods.

Access to the Project Site is proposed by a new roadway extending from Fir Ridge Dr and aligned with Fumay Dr to the west. The new street would include a cul-de-sac terminus. Two homes will front and have access from Fir Ridge Dr. The proposed public street will be to the City's Minor Street standard with a Right-of-Way width of 48 ft. Utility services including sanitary sewer, storm drain, water, streetlights, and electrical/communications will be extended from existing infrastructure locations and provided by the City and existing utility companies.

The proposed development will include roadside and onsite bio-retention basins to meet the City's latest storm water low impact development requirements.

## Design Concept

### Architectural

Architectural elevation of a home brings life to the structure's exterior and vibrance to the neighborhood. This is an infill site with surrounding traditional and modern architecture. Our homes have been designed to provide comfortable and spacious living areas which meet today's buyers' needs, while the exterior elevations embrace the materials compatible with the surrounding neighborhood.

This community will be a mix of Farmhouse and Modern styles with a progressive spin which moves them toward a contemporary aesthetic using traditional materials with progressive approach. Modern style transforms traditional architecture through use of hip roofs, modern masonry elements, and stucco exterior. Farmhouse elevations enrich traditional siding by creating a board and batt aesthetic with stronger color and more depth coupled with stucco, steeper gable roof lines, and seamed metal accents.

Design elements include single hung windows with minimal grids, brightly colored contemporary entry doors, and progressive garage doors. These are modern, while also using the materials found throughout the surrounding neighborhood to enhance compatibility. The elevations are also designed to be aesthetically pleasant, and compatible with each other and the surrounding community.

### Landscape

Landscaping will be provided along Fir Ridge Drive in front yards and include a mix of low water ground cover, shrubs, grasses, and trees. Attractive, 6 ft open wire and wood fencing will provide privacy for rear yard open space and between homes.

## Public Outreach

A Neighborhood Pre-Application Meeting was held on October 26, 2022, and hosted by City Planning & Economic Development Staff. Concerns regarding tree removal, traffic, and open space were raised and addressed to the extent possible by City staff and the Christopherson project team.