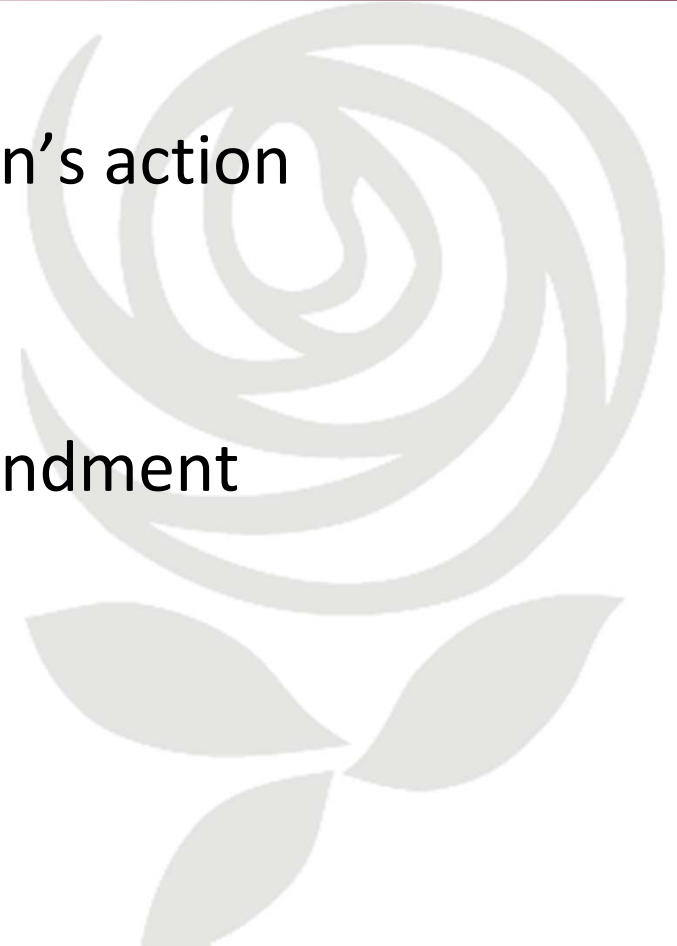
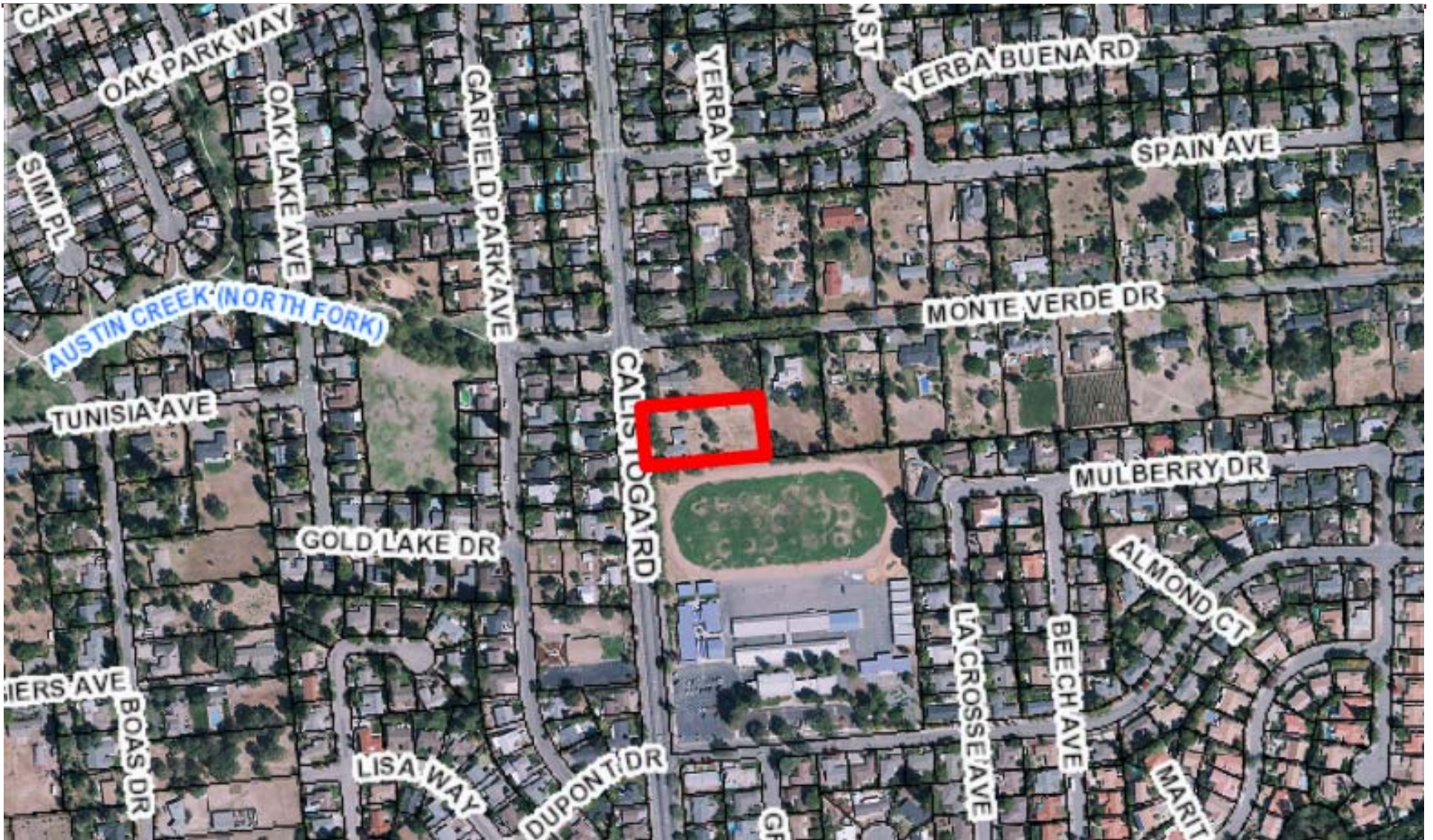


- Appeal of the Planning Commission's action
- Mitigated Negative Declaration
- Recommending General Plan Amendment
- Recommending Rezoning
- Tentative Parcel Map



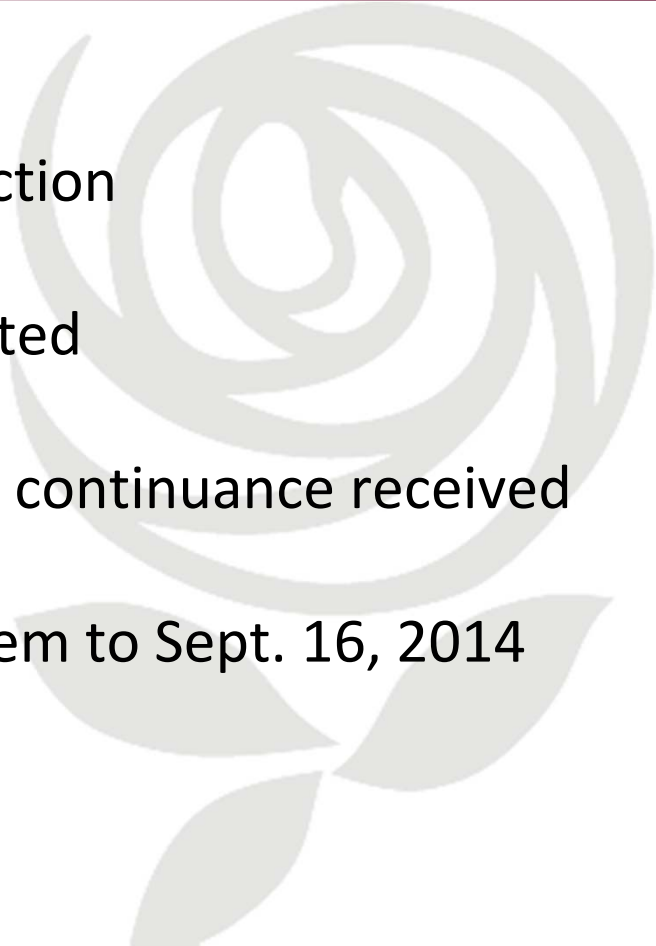
Location: 408 Calistoga Road

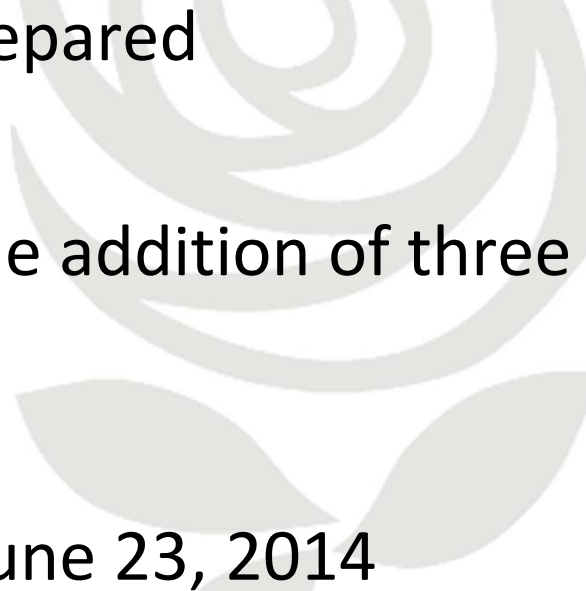


Existing Conditions



- 1999 – Annexed into Santa Rosa
- 2005 – Rezoned to RR-20
- October 1, 2013 – General Plan Amendment requested
- October 30, 2013 – Neighborhood Meeting
- December 10, 2013 – Companion applications submitted
- December 18, 2013 – Notice of Application mailed
- May 23, 2014 – Mitigated Negative Declaration posted

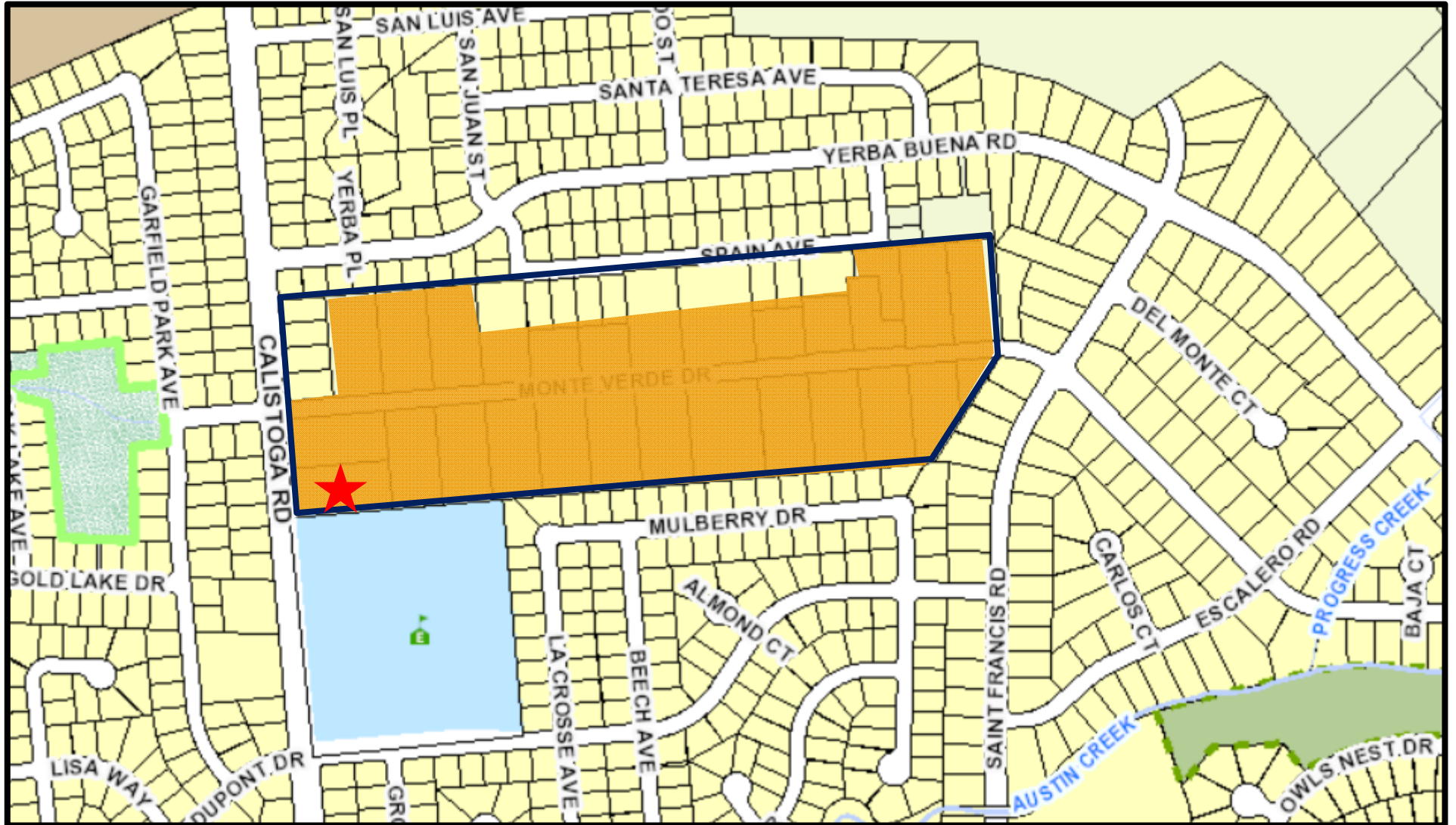
-
- June 26, 2014 – Planning Commission Action
 - July 7, 2014 – Appeal application submitted
 - July 17, 2014 – Request by Appellant for continuance received
 - July 29, 2014 – City Council continued item to Sept. 16, 2014
- 

- Mitigated Negative Declaration prepared
 - Analysis considers impacts from the addition of three new homes
 - Comment period May 23, 2014 - June 23, 2014
- 

From Very Low Density Residential (0.2-2.0 units/acre) to Low Density Residential (2.0-8.0 units/acre)

- LUL-E Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance.
- T-K Develop a safe, convenient and continuous network of pedestrian sidewalks and pathways that link neighborhoods with schools, parks, shopping areas, and employment centers.
- H-A Meet the housing needs of all Santa Rosa residents.

General Plan Land Use

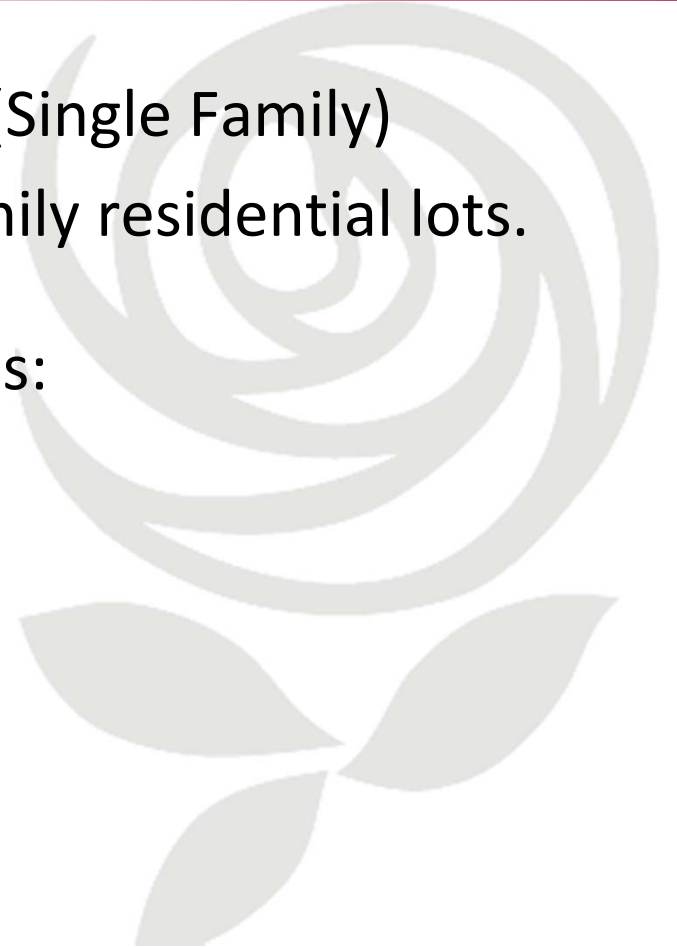


Rezoning & Tentative Parcel Map

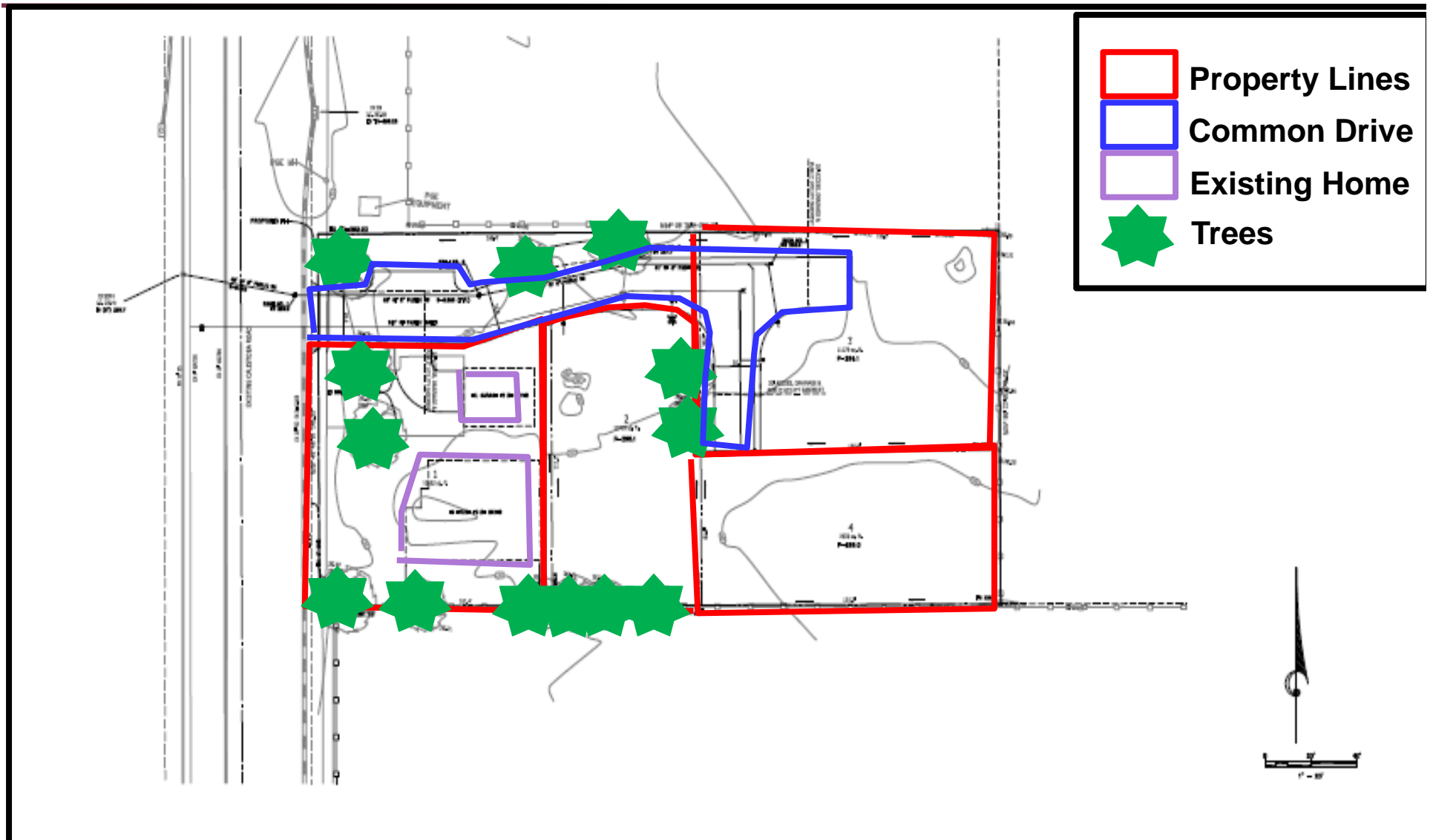
From RR-40 (Rural Residential) to R-1-6 (Single Family)
Subdivide one parcel into four single family residential lots.

Development standards & considerations:

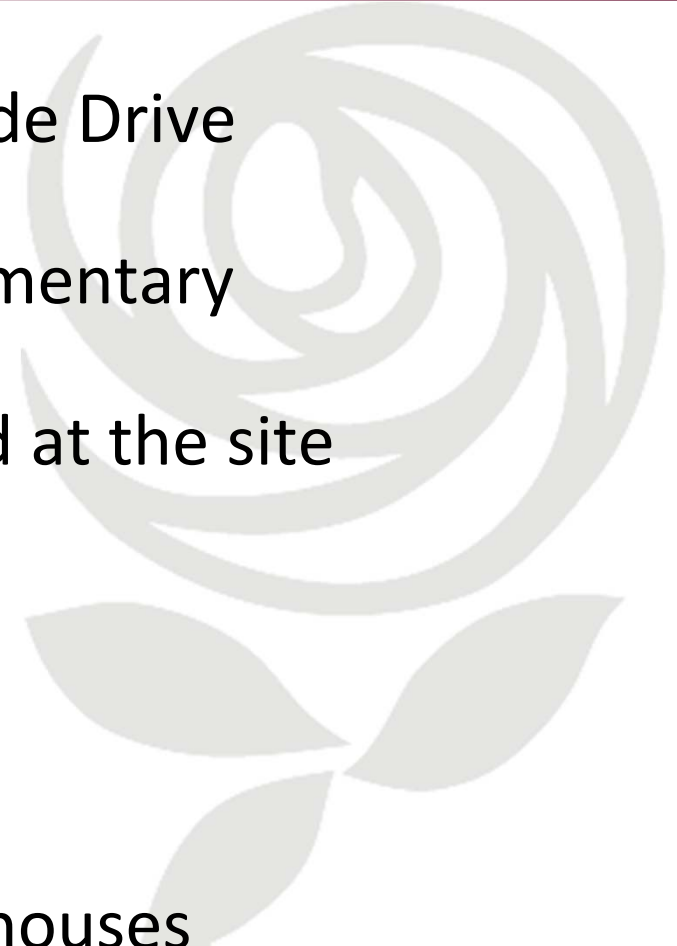
- Minimum lot size
- Lot width
- Lot lines drawn to preserve trees



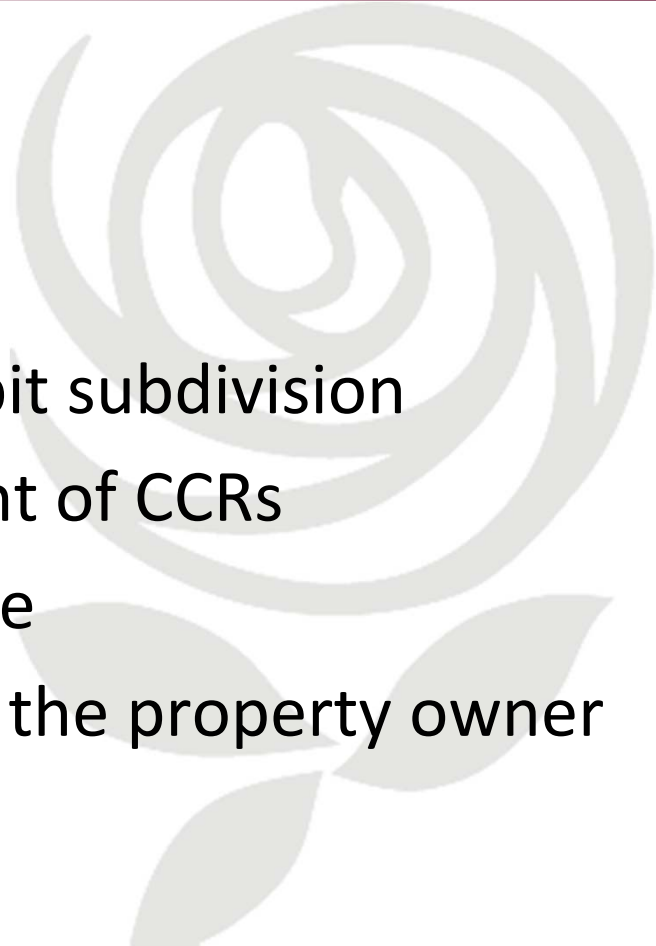
Tentative Parcel Map



- Increased traffic along Monte Verde Drive
- Increased traffic near Sequoia Elementary
- Possible cultural resources located at the site
- Groundwater recharge
- Preserving the native trees
- Rezoning will allow up to six new houses



Grounds for Appeal

1. Deed restrictions (CC&Rs) prohibit subdivision
 2. City policy regarding enforcement of CCRs
 3. Violates the City's Tree Ordinance
 4. Real Equity Partners is no longer the property owner
- 

Recommend that the City Council:

- Deny the Appeal
- Adopt the Mitigated Negative Declaration
- Approve the General Plan Amendment
- Approve the Rezoning
- Approve the Tentative Parcel Map

