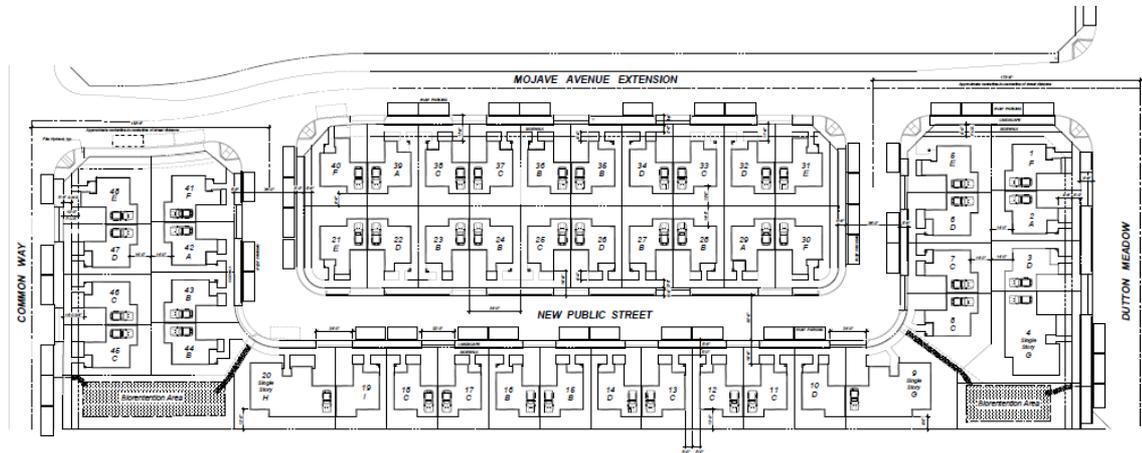


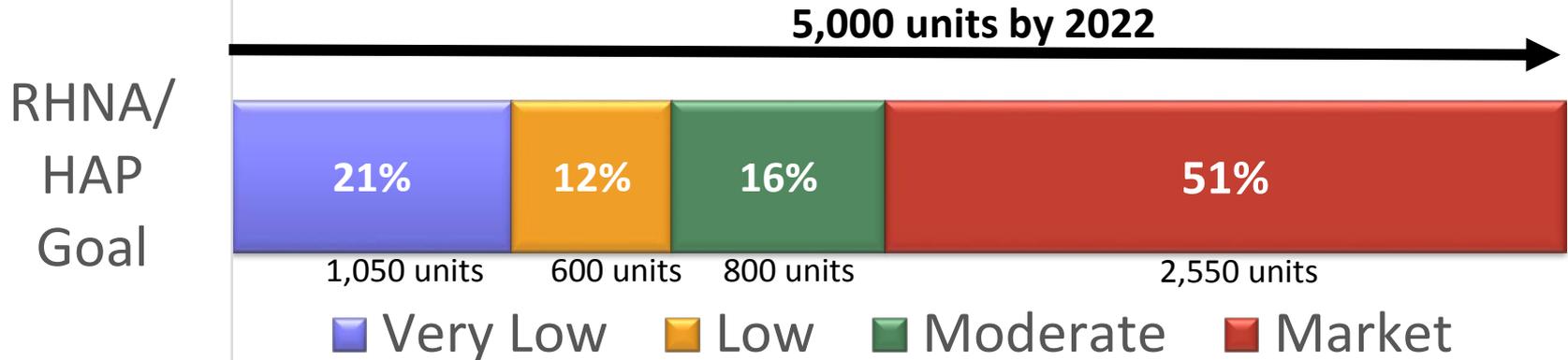
Lantana Place Homes Tentative Map



Planning Commission

February 14, 2019

Adam Ross
City Planner
Planning and Economic Development



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

Lantana Place Homes: Total 48 Residential Units

Residential Project (52% low, 48% moderate):



Low Income:
25 Units (4.2% of goal)

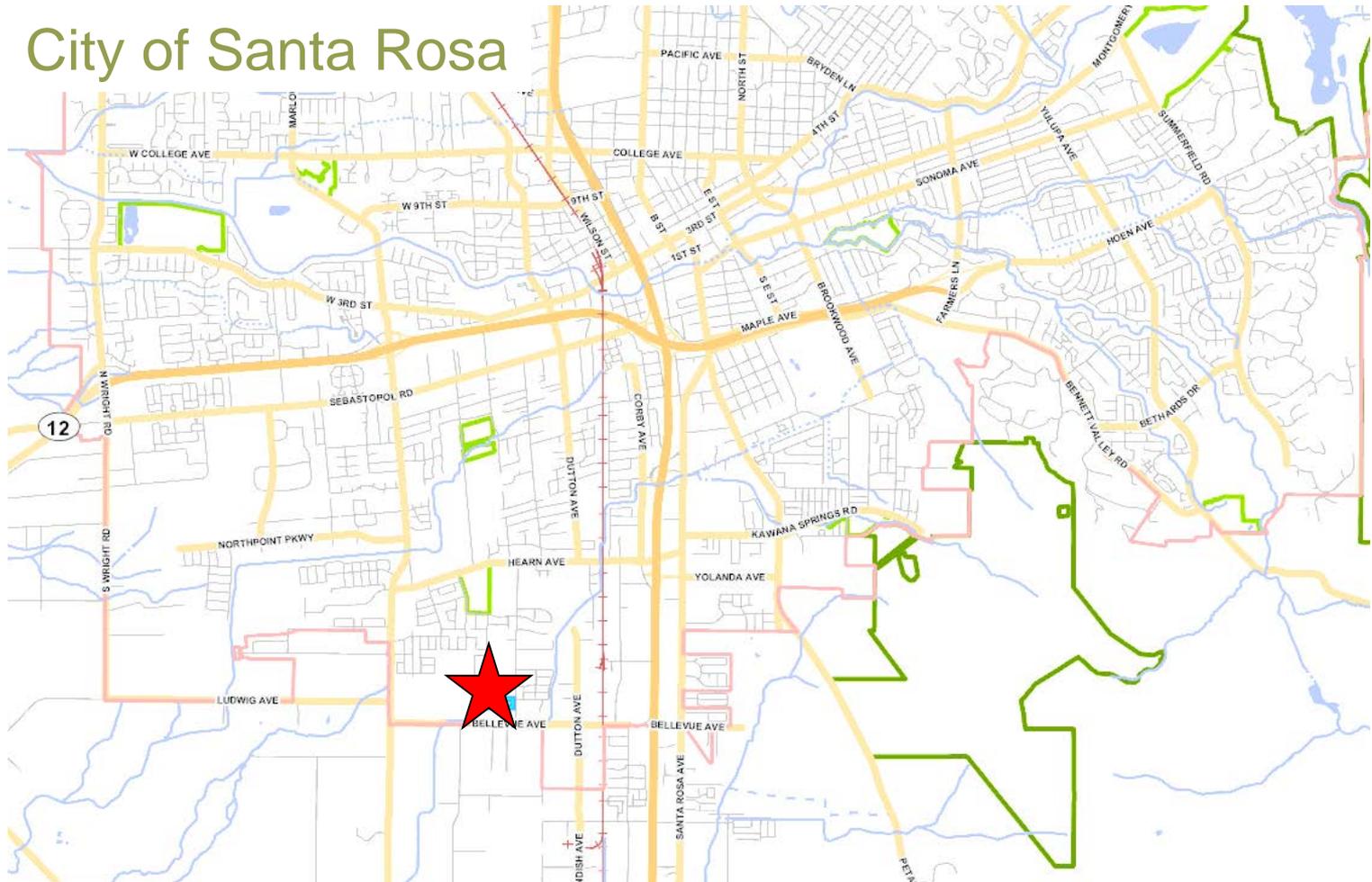


Moderate Income:
23 Units (2.8% of goal)

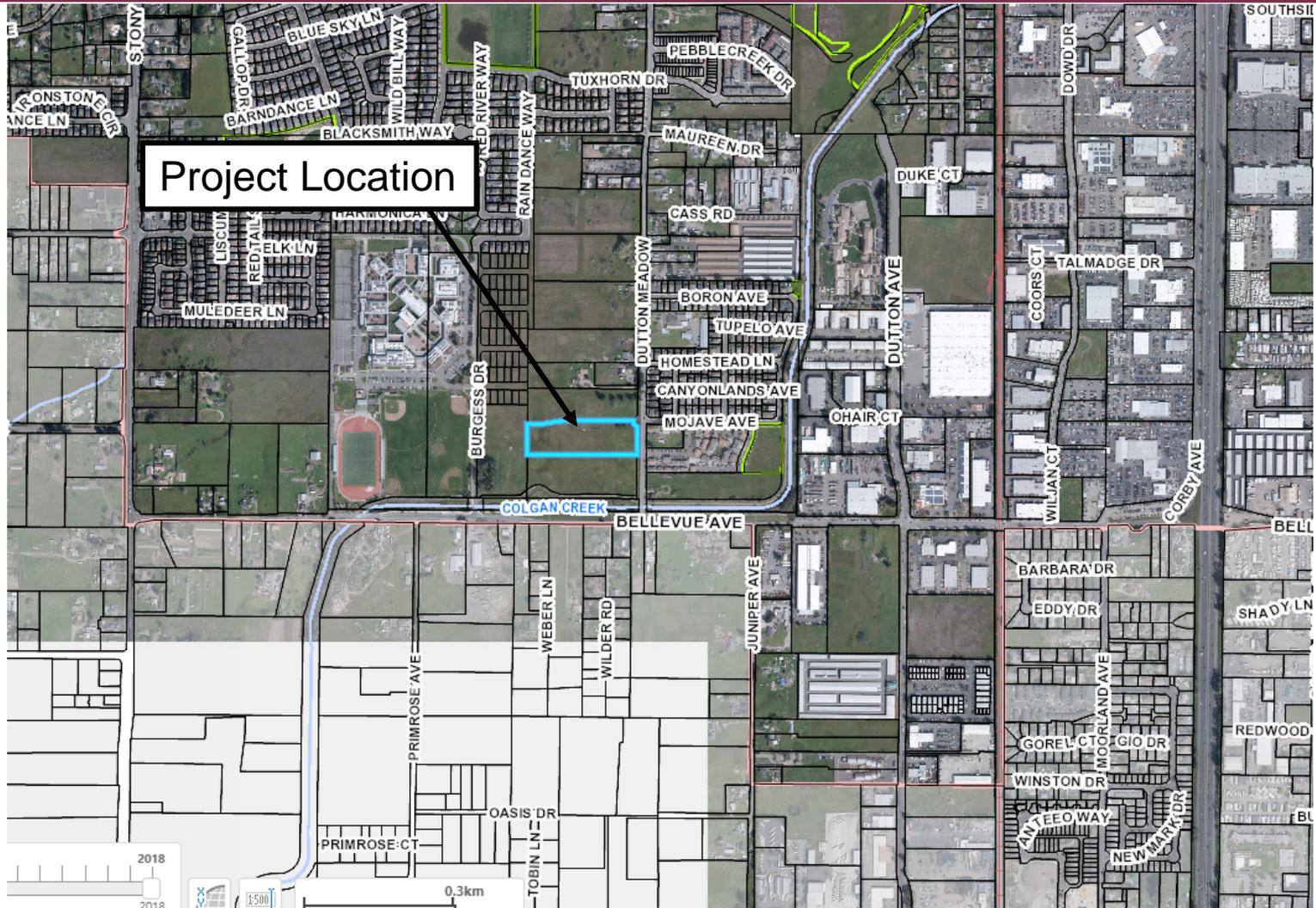
- Tentative Map to subdivide 3.79 acres:
 - 48 lots are proposed with each lot containing one attached duet unit
 - 100% of the units are affordable housing
 - 25 are low-income (Earning 80% of the median income)
 - 23 are moderate (Earning 120% of the median income)

- 2.53 acres of Net Developable Area
- The smallest residential lots will be 1,870 square feet
- The largest proposed lot is 4,135 square feet
- Average lot size is 2,128 square feet
- Associated infrastructure (new streets, frontages, bike paths)

Project Location 2979 Dutton Meadow



Project Location 2979 Dutton Meadow



- On November 28, 2007, the City of Santa Rosa approved the subdivision of 7.99-acre parcel (APN: 043-121-006) with the 2975 Dutton Meadow address. The parcel map created the 3.79-acre parcel (APN: 043-121-013) along with 2979 Dutton Meadow as a non-mailing address for the site.
- On August 13, 2009, the Planning Commission approved Lantana Place, a 96-unit residential rental project located at 2975 Dutton Meadow proposed by Burbank Housing Development Corporation. Due to funding constraints, the project was not developed.
- On May 1, 2018, Burbank Housing Corporation submitted the Project (Tentative Map, Minor Conditional Use Permit, Minor Design Review)

Project History cont'd

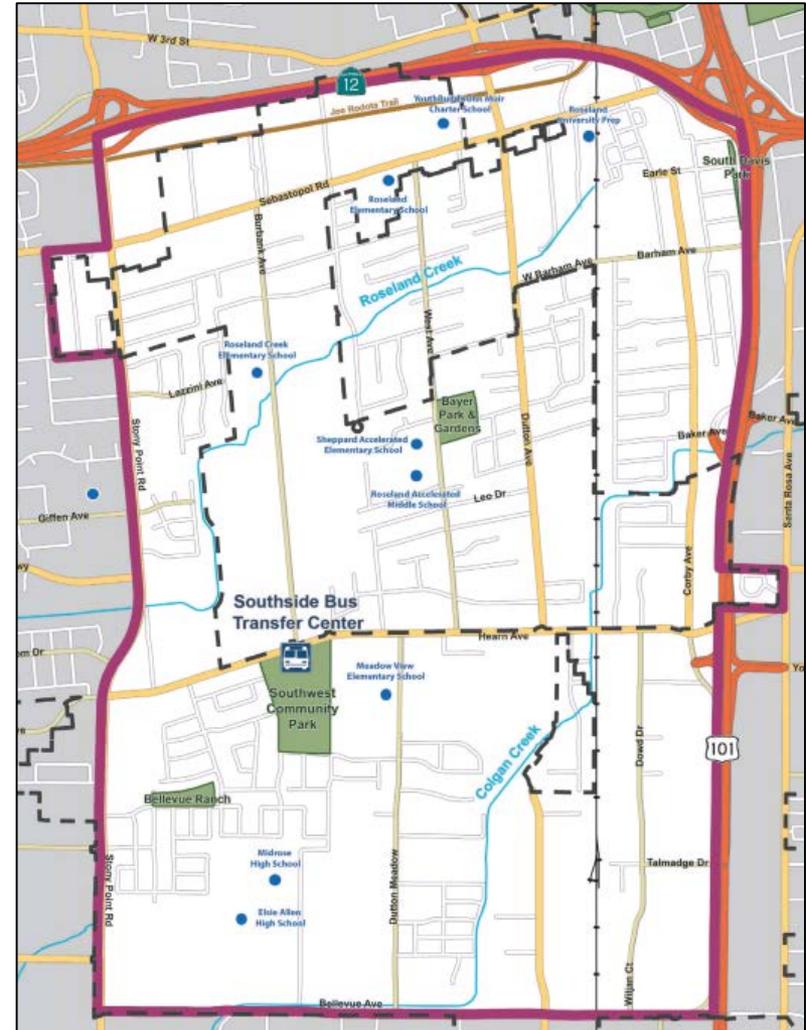
- On January 18, 2018, the Design Review Board reviewed and provided comments for the Project as a Concept Item.
- On February 7, 2019, the Zoning Administrator will hold a special meeting to consider the Minor Conditional Use Permit (File No. CUP18-085) and Minor Design Review (DR18-031) for a small lot subdivision with attached housing within a Priority Development Area.
- The Project would be subject to a Condition of Approval requiring that the Planning Commission approve the Tentative Map (MAJ18-004) should the Zoning Administrator approve the project.

Roseland Area/Sebastopol Road Specific Plan

The Roseland Area/Sebastopol Road Specific Plan is a planning level document that addresses land use, circulation and infrastructure needs for the area

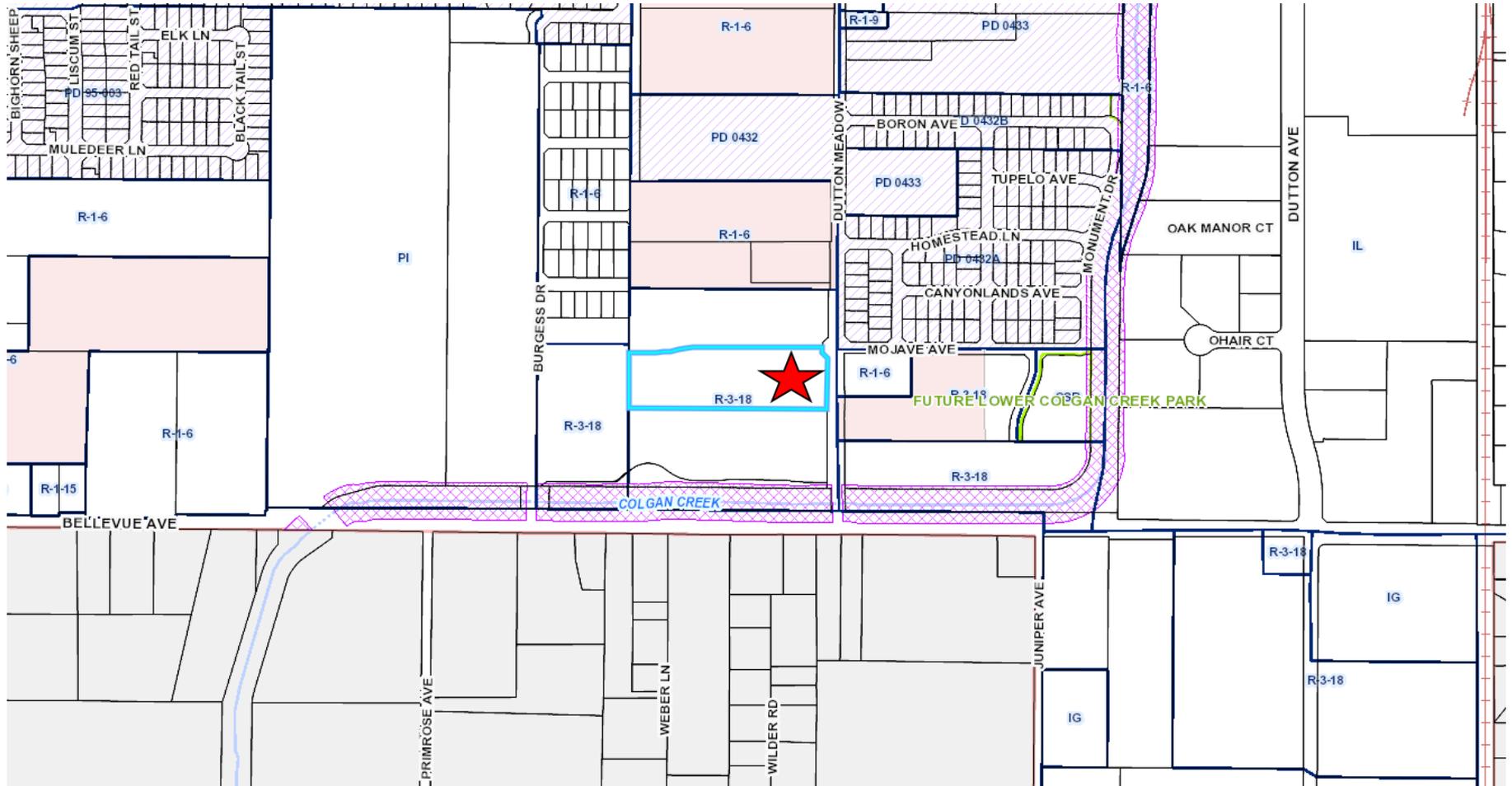
The Specific Plan was developed concurrently with consideration of annexation of the previously unincorporated area

The plan area includes the Roseland Priority Development Area (PDA) and part of the Sebastopol Road PDA.



Resilient City Development Measures

- Resilient City Development Measures: Section 20-16 of the Zoning Code
- 20-16.060(B)(14) allows small lot subdivisions to be approved by a Minor Use Permit applies to projects in the Priority Development Areas
- 20-16.070 reduces the Major Design Review authority to the ZA with a Minor Design Review applies to projects in the Priority Development Areas
- 20-42.140(A)(D) requires the Use Permit for a small lot subdivision be approved prior to approval of a Tentative Map

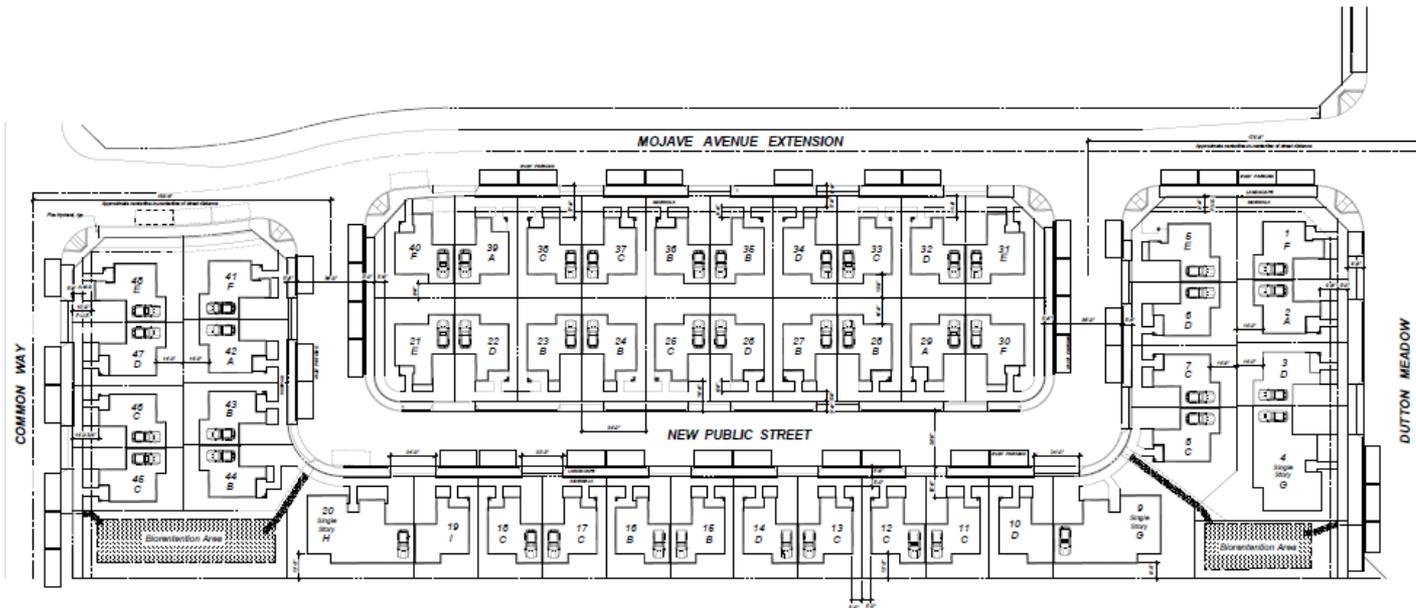


Site Plan (For Reference)

PROJECT DATA

PROJECT LOCATION:	DUTTON MEADOW and MOJAVE AVENUE EXTENSION SANTA ROSA, CA
ASSESSOR PARCEL #:	043-121-013
ZONING:	R-3-15
SITE AREA (Gross):	APPROX. 3.79 ACRES
SITE AREA (Net Developable Acres):	APPROX. 2.63 ACRES (Deducts public streets and right-of-way)
DENSITY (Based on Gross Acreage):	12.66 UNITS per ACRE
LOT COVERAGE:	32% (Lot #40) to 46% (Lot #20)
NUMBER OF HOMES:	40
PARKING:	
GARAGES	40
DRIVEWAYS	40
ON-STREET	40
TOTAL	140

VICINITY MAP



Lantana Place Homes Streetscape (For Reference)



*LOTS 9 & 10
Home Types G+D*

*LOTS 11 & 12
Home Types C+C*

*LOTS 13 & 14
Home Types C+D*



*LOTS 25 & 26
Home Types C+D*

*LOTS 27 & 28
Home Types B+B*

*LOTS 29 & 30
Home Types A+F*

- The proposed project has been reviewed in compliance with CEQA:
 - The proposed project qualifies for a categorical exemption from CEQA under Section 65457 of the California Public Resources Code
 - The Public Resources Code states that a project is exempt because the Project implements and is consistent with the Roseland Area/Sebastopol Road Specific Plan for which an Environmental Impact Report was certified by City Council by Resolution No. 28873, dated October 18, 2016.

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with CEQA:
 - Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan and zoning, for which an Environment Impact Report (EIR) was certified by Council in 2009.
 - A comprehensive environmental assessment was conducted by SHN Consulting, dated October, 2018. The 15183 Analysis indicated that there are no project specific effects which are peculiar to the project or site and was supported by surveys and analyses including Special-Plant, Biological, Cultural Resource, and Traffic.

- This project will have been reviewed by the Zoning Administrator for the Minor Use Permit for a small lot subdivision and a Minor Design Review for the attached housing. During that meeting, the CEQA review will have been determined for this project.

Public Comments

- Staff has not received any Public Comments prior to writing of this presentation

- The Planning and Economic Development Department recommends that the Planning Commission approve a resolution for the Tentative Map to subdivide a 3.79-acre parcel into 48 small lots for the purpose of Lantana Place Homes

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