

Stonebridge Subdivision Map Modifications

2220 Fulton Road

December 8, 2022

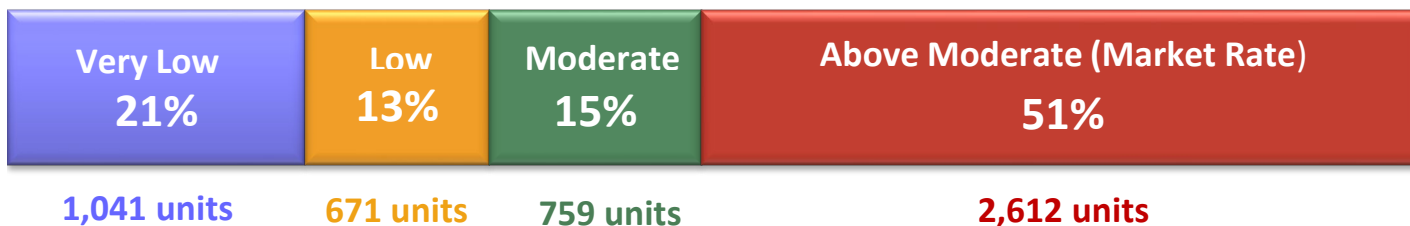
Susie Murray, Senior Planner
Planning and Economic Development

Contribution toward Regional Housing Needs Allocation (RHNA)

Santa Rosa RHNA Allocation 2015-2023

Total = 5,083 New Housing Units

By
Income
Category



Project Contribution toward RHNA

Project Name: Total XXX units



Moderate/Second Unit:
10 Units (1.3% of RHNA)



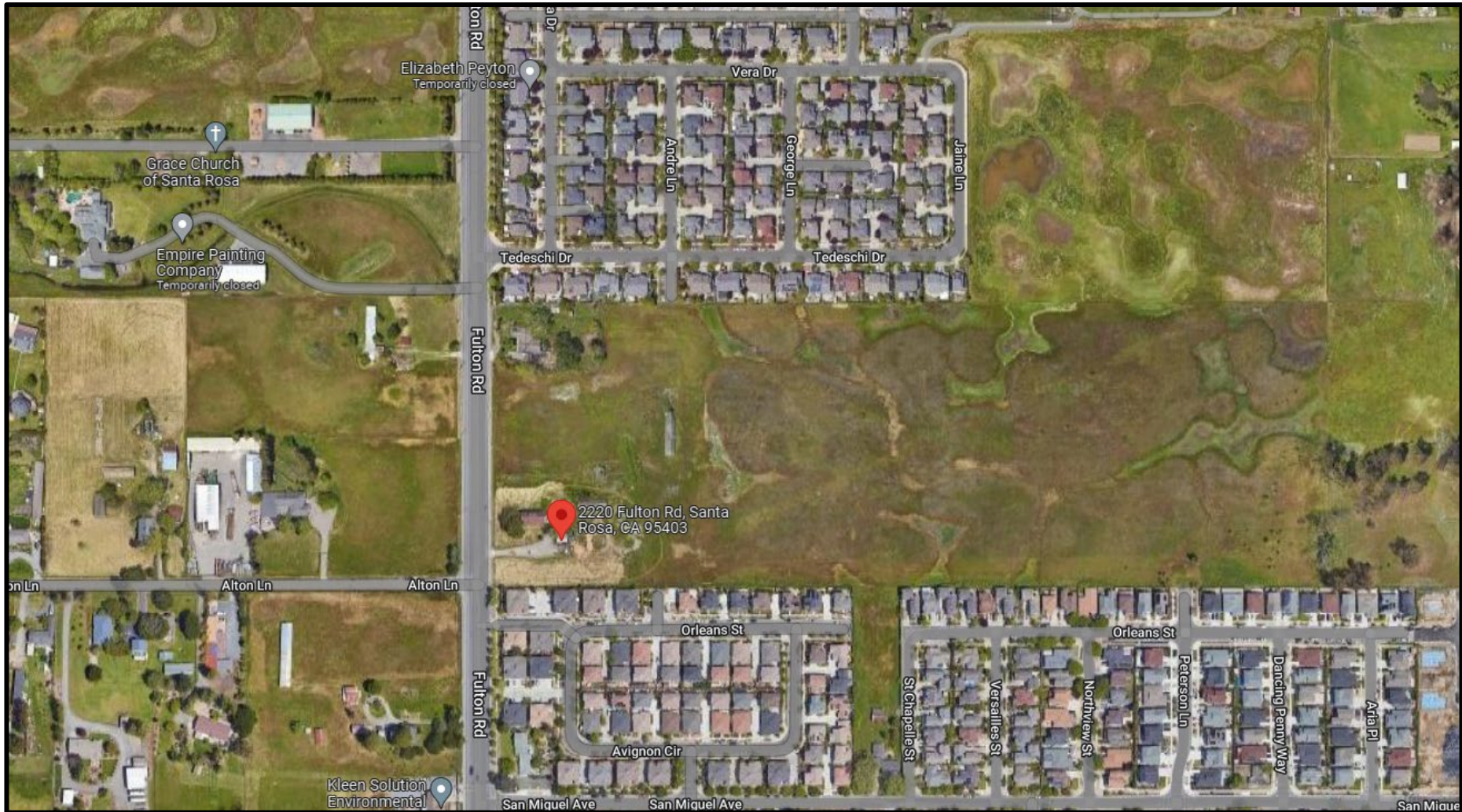
Above Moderate (Market Rate):
98 Units (3.8% of RHNA)

- Addendum to previously approved Initial Study/Mitigated Negative Declaration (105 units)
- Conditional Use Permit to supersede the previously approved project, allowing 108 residential lots
- New Tentative Map increasing the number of residential lots from 105 to 108, through the subdivision of Parcel A, which is no longer needed for stormwater management

2220 Fulton Road Existing Conditions



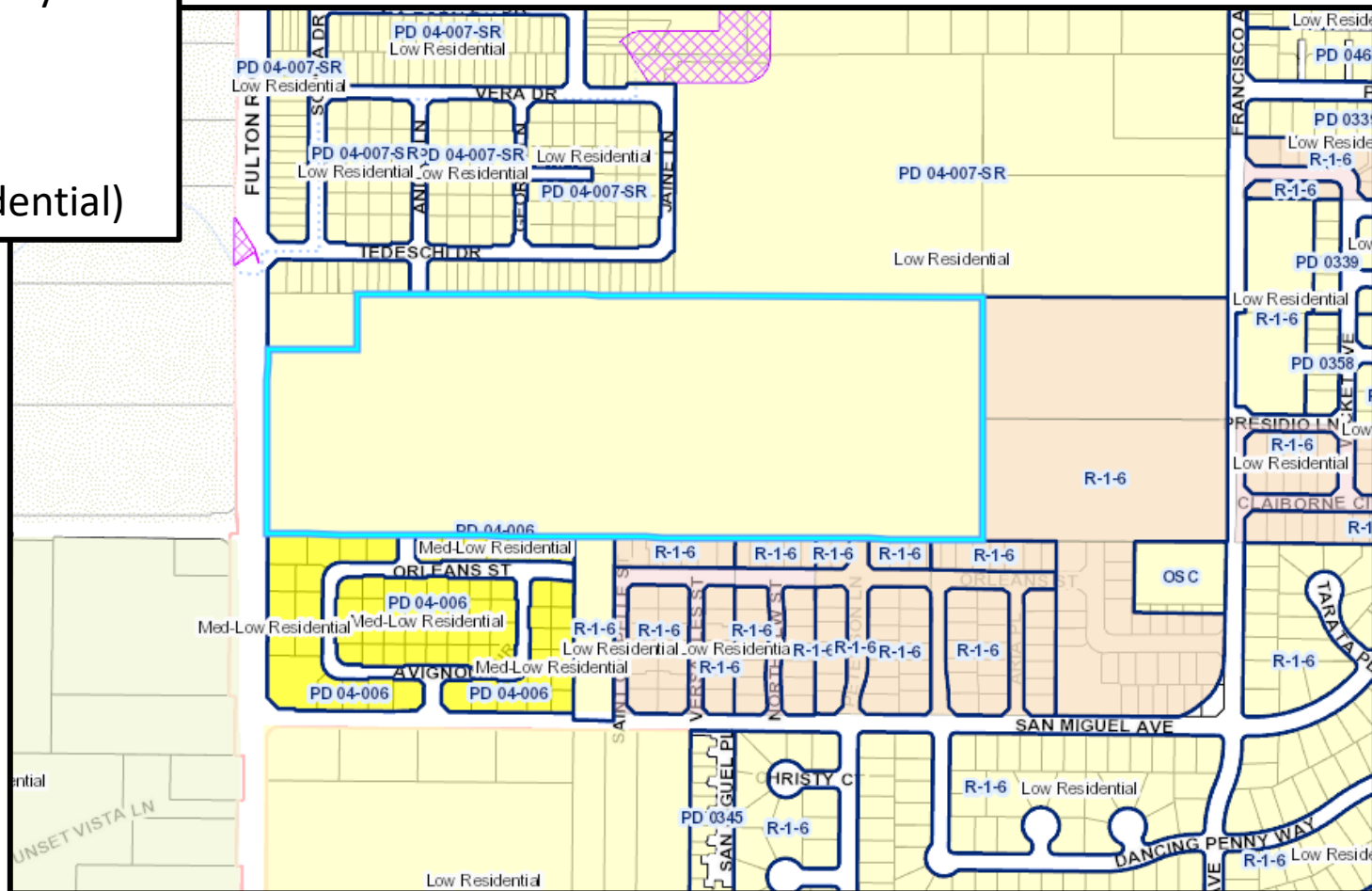
2220 Fulton Road Neighborhood Context



- May 27, 2021 - Planning Commission approved the Stonebridge Subdivision
 - Initial Study/Mitigated Negative Declaration
 - Conditional Use Permit (Reso 12056)
 - Tentative Map to subdivide (Reso 12057)
 - 105 Residential Lots
 - Three lettered parcels
- December 29, 2021 – Applications to replace the approved CUP & Tentative Map submitted

Land use: Low Density
Residential

Zoning: Planned
Development (Residential)



General Plan:

- The project is within the allowable density range at 3.77 units per acre
- Helps meet the housing needs of Santa Rosa residents
- Provides deed-restricted affordable units
- Preserves a large area with habitat for protected species

Zoning:

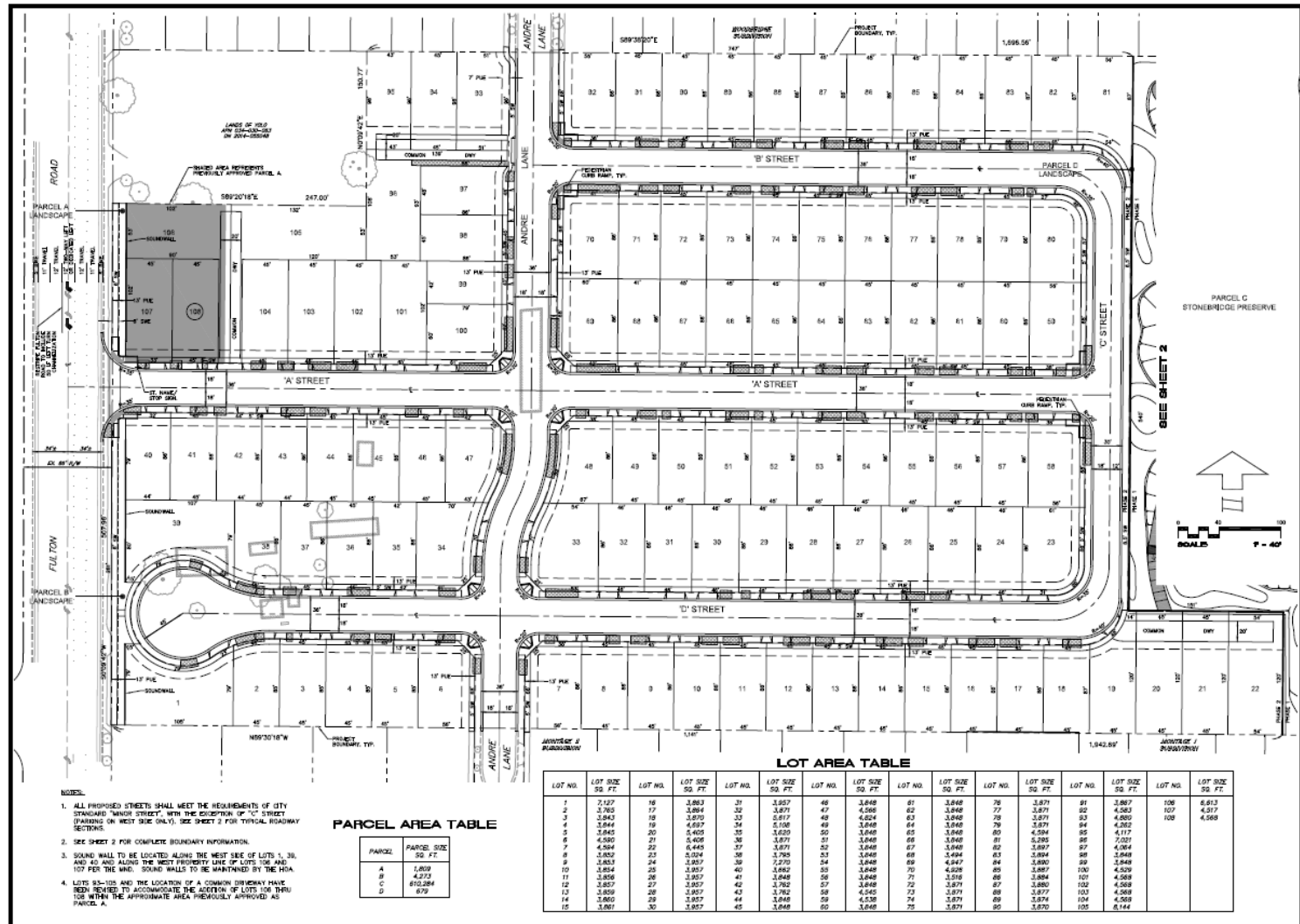
- Remains consistent with development standards

Environmental Review

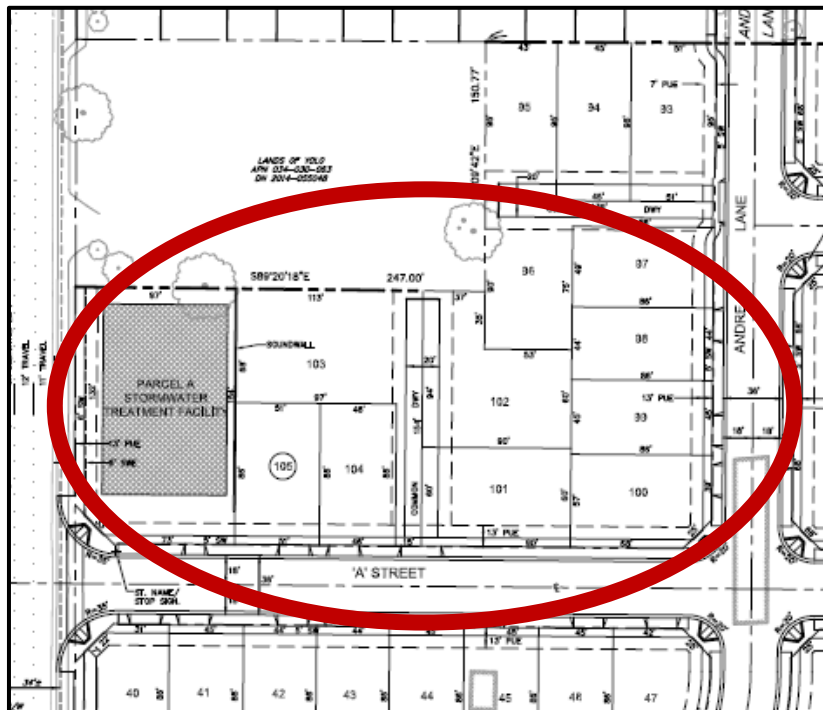
California Environmental Quality Act (CEQA)

- May 27, 2021 - Initial Study/Mitigated Negative Declaration adopted
- December 8, 2022 - Addendum to the IS/MND

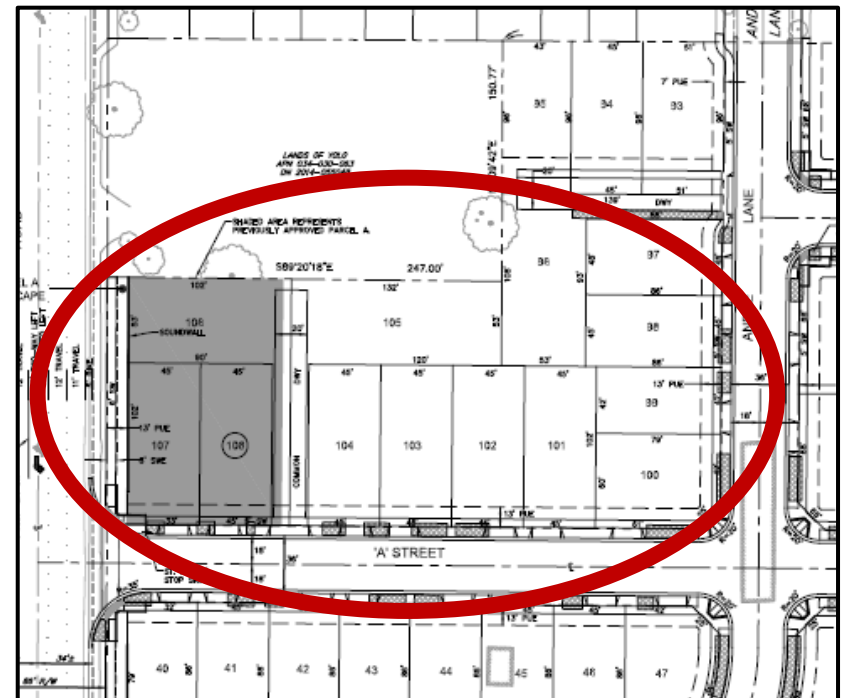
Revised Tentative Map



Approved



Proposed



Lots range in size from 3,494 to 8,144

Issues & Public Comments

There are no unresolved issues.

No new public comments have been received.



It is recommended by the Planning and Economic Development Department that the Planning Commission, by three resolutions:

- adopt an Addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration;
- approve a new Conditional Use Permit for a small lot subdivision; and
- approve the Stonebridge Subdivision Tentative Map, comprised of 108 residential lots, Parcels A, B & D designated for landscaping, and Parcel C for the Stonebridge Preserve.

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