

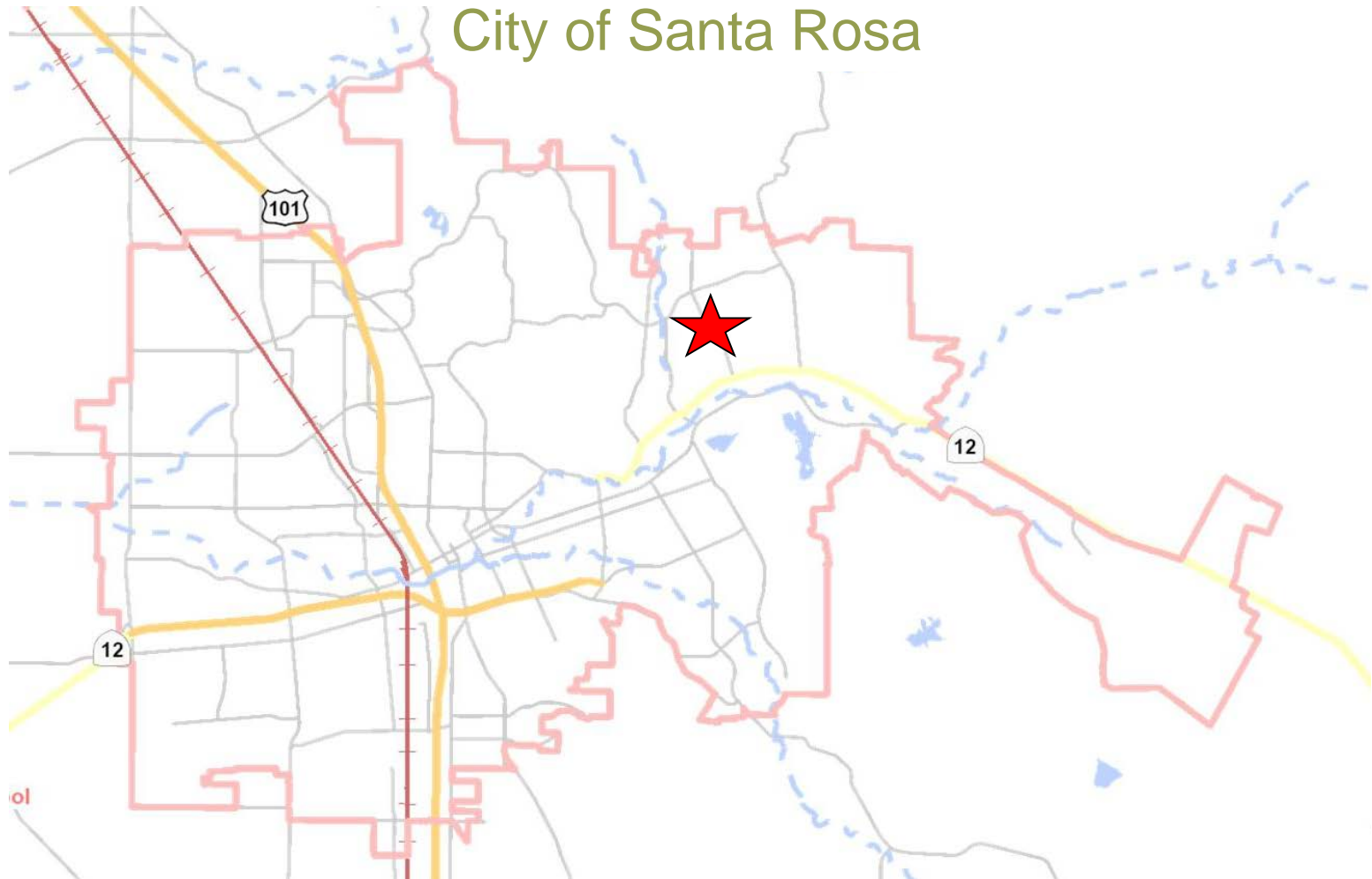
# Rezoning – 243 Middle Rincon Road

## Residential Small Lot Subdivision

City Council

November 21, 2017

Patrick Streeter  
Senior Planner  
Planning and Economic Development

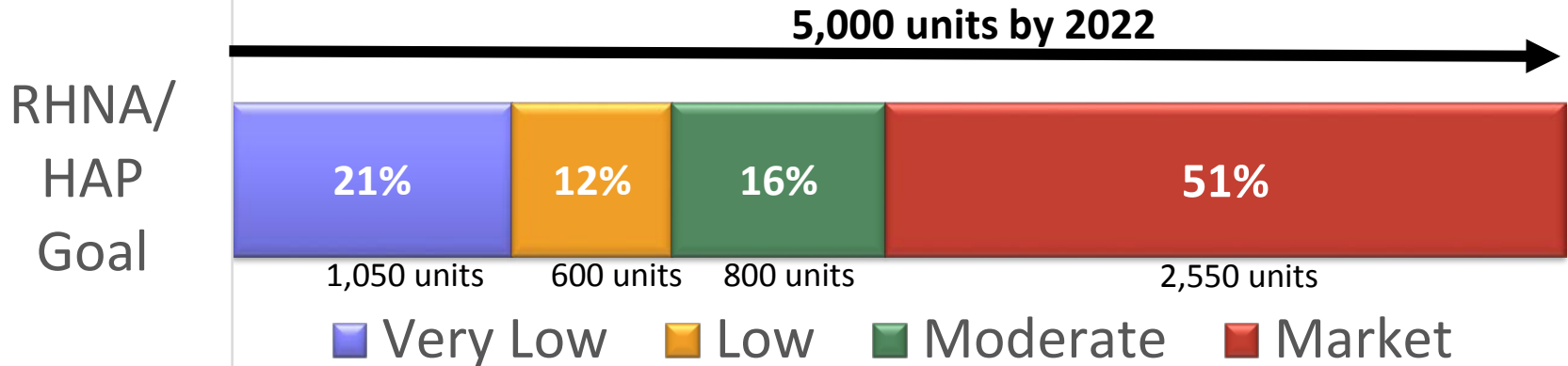


# Project Vicinity



- Rezoning to R-1-6 (Single Family Dwelling) Zoning District Required for a Residential Small Lot Subdivision.
- Planning Commission Approved Conditional Use Permit and Tentative Parcel Map for two new residential lots and a remainder lot on a 0.43 acre site.

# Housing Action Plan



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

## 243 Middle Rincon: 2 units

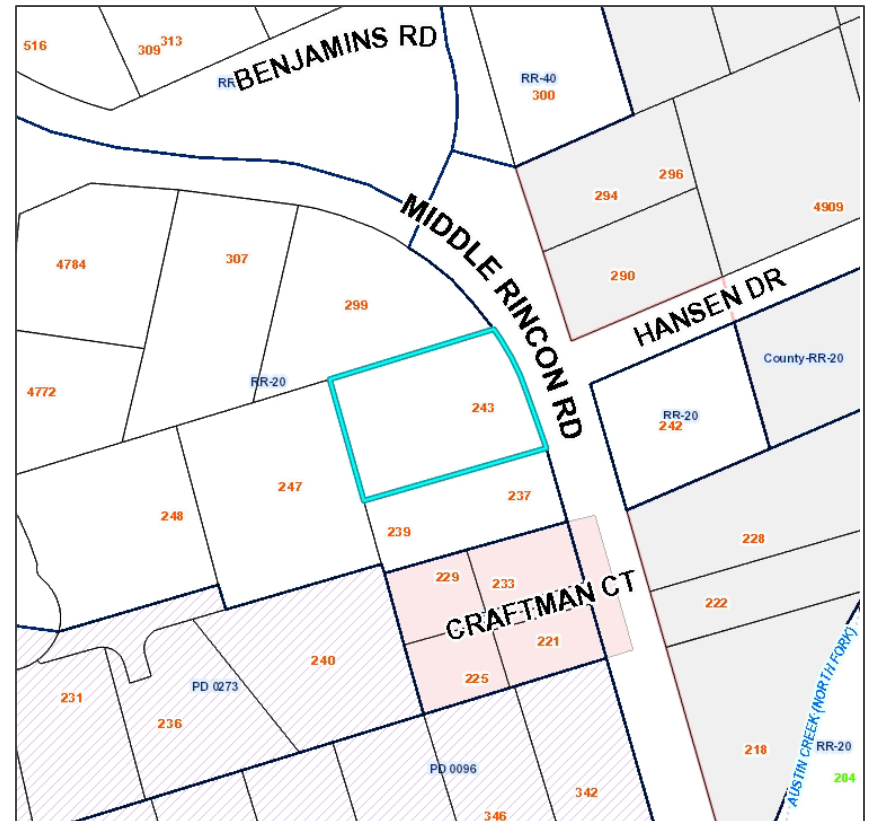
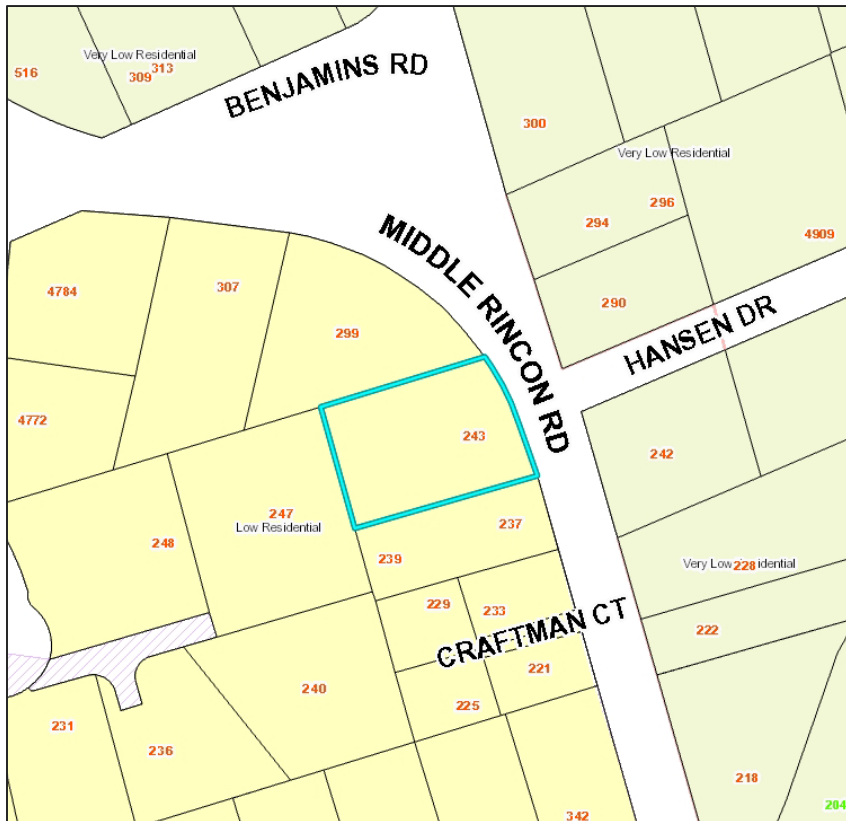


Market Rate:  
2 Units (0.08% of goal)

- On February 1, 2017, Pre-Application Neighborhood Meeting, attended by one neighbor. Rear yard privacy main concern.
- On March 7, 2017, the Rezoning, Tentative Map, and Small Lot Conditional Use Permit applications were submitted.
- The submitted application was deemed complete on August 21, 2017 after additional information was provided.
- September 28, 2017, the Planning Commission heard a public hearing and approved the project and a resolution recommending the Council approve the rezoning.



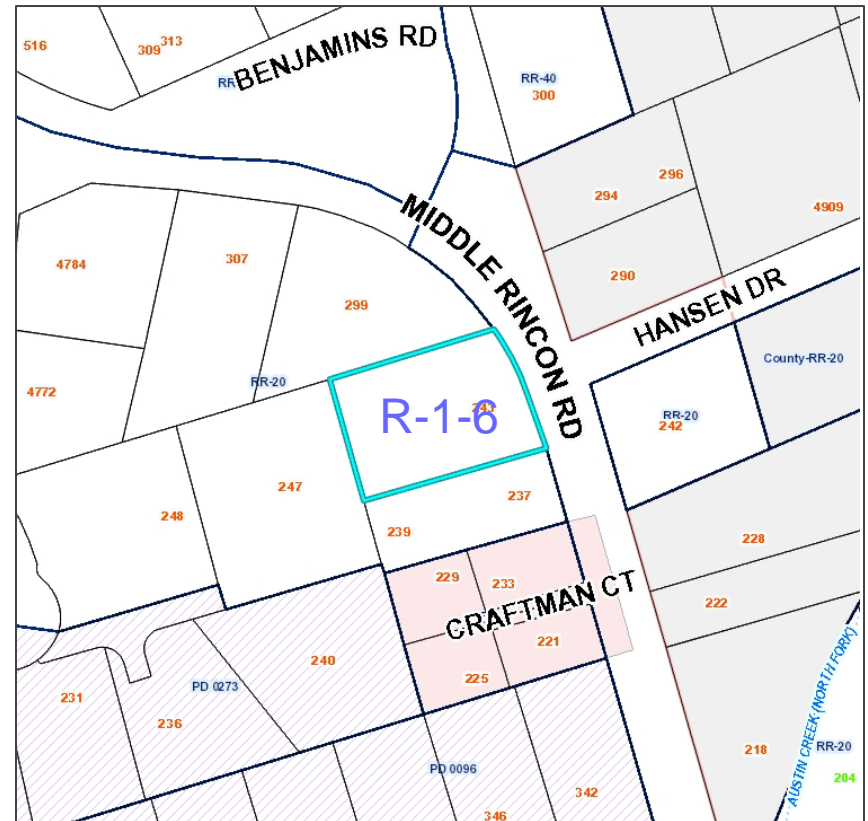
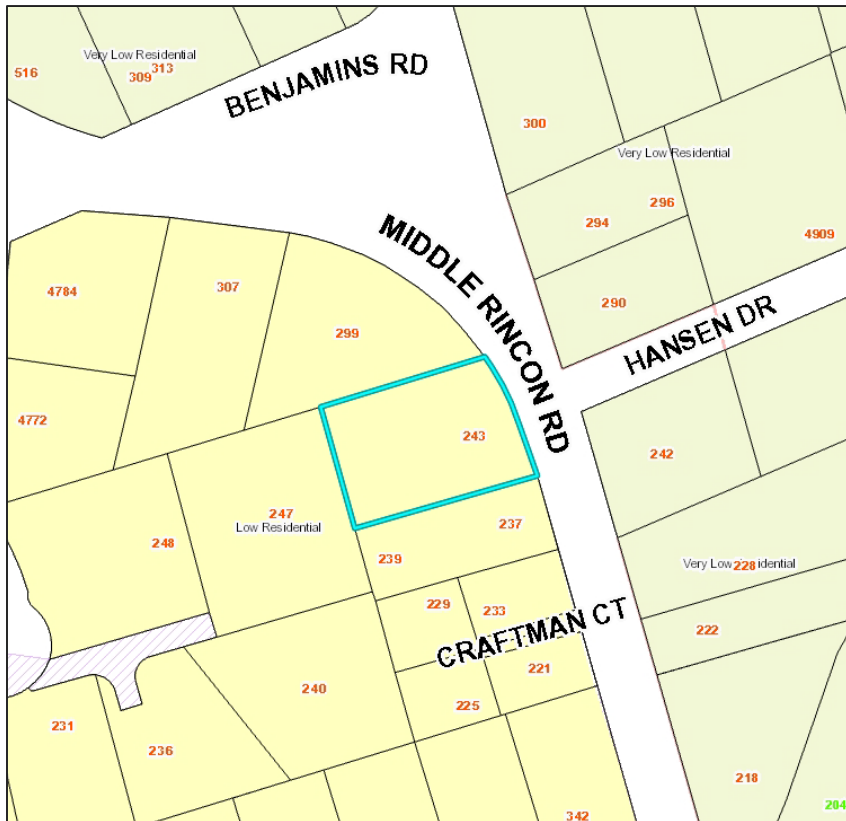
## EXISTING



General Plan - Low Density Residential

Zoning - Rural Residential

## PROPOSED

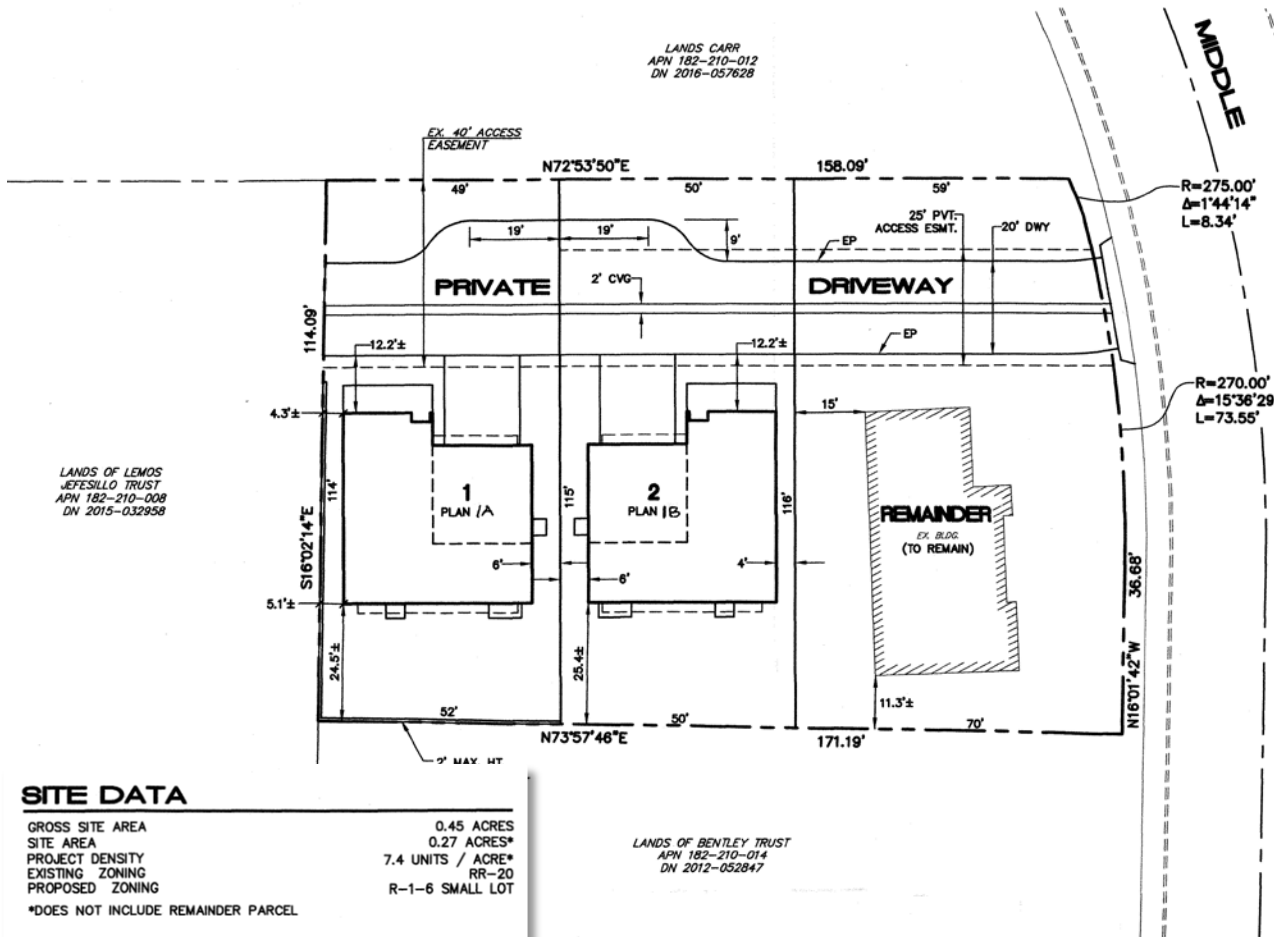


General Plan - Low Density Residential

Zoning – Single Family Residential



# Residential Small Lot Subdivision



## SETBACKS

	5 FT.	SETBACKS MEASURED FROM EDGE OF PAVEMENT OR PROPERTY LINE
PORCH	5 FT.	
BUILDING - FRONT	10 FT.	
BUILDING - REAR	15 FT.	
BUILDING - SIDE	4 FT.	
GARAGE - FRONT	19 FT.	

## PARKING

GARAGE SPACES	4
OFF-STREET PARKING SPACES	4
ON-STREET PARKING SPACES	2
<b>TOTAL PARKING SPACES</b>	<b>10</b>
<b>PARKING SPACES PER UNIT</b>	<b>5</b>

## UNIT TYPES

PLAN 1	2 UNITS
EX. BLDG.	1 UNIT
	3 UNITS

## SITE DATA

GROSS SITE AREA	0.45 ACRES
SITE AREA	0.27 ACRES*
PROJECT DENSITY	7.4 UNITS / ACRE*
EXISTING ZONING	RR-20
PROPOSED ZONING	R-1-6 SMALL LOT

\*DOES NOT INCLUDE REMAINDER PARCEL

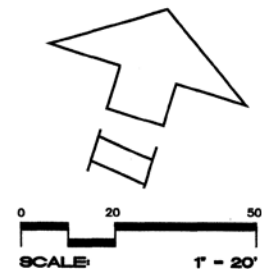
## LOT DETAILS

LOT 1 =	5,783 SQ. FT.
LOT 2 =	5,775 SQ. FT.
REMAINDER PARCEL =	7,918 SQ. FT.
AVERAGE LOT SIZE =	6,492 SQ. FT.

FINCON

ROAD

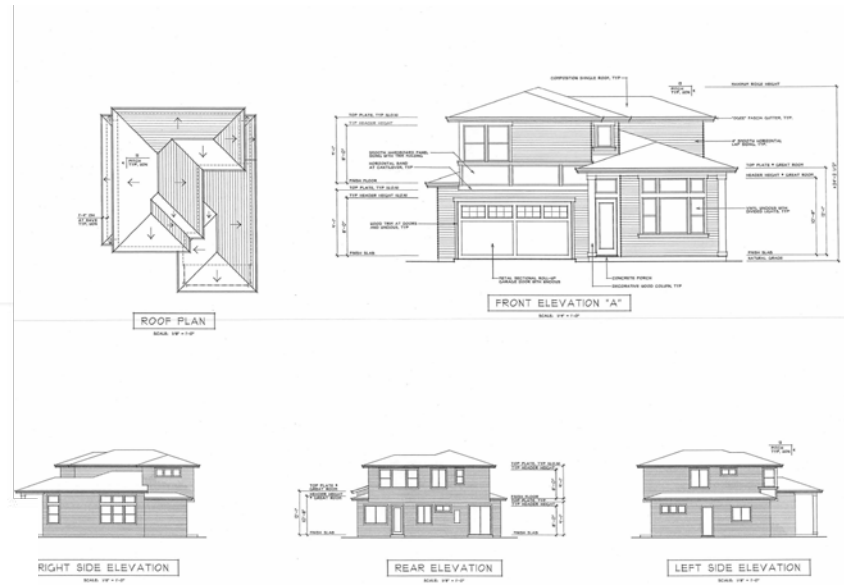
HANSEN DR.



# Residential Small Lot Subdivision



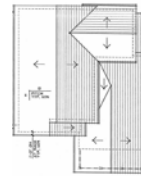
**PHIL NATOLI**  
ELEVATION A  
243 MIDDLE RINCON ROAD  
SANTA ROSA, CALIFORNIA



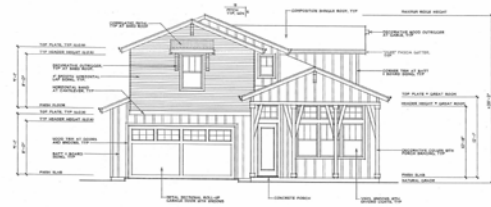
# Residential Small Lot Subdivision



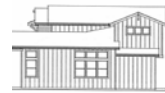
**PHIL NATOLI**  
ELEVATION B  
243 MIDDLE RINCON ROAD  
SANTA ROSA, CALIFORNIA



ROOF PLAN  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION "B"  
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

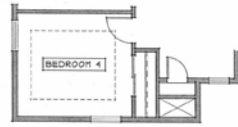


REAR ELEVATION  
SCALE: 1/4" = 1'-0"

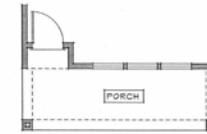


LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

# Residential Small Lot Subdivision



UPPER FLOOR PLAN "B"  
SCALE: 1/4" = 1'-0"



LOWER FLOOR PLAN "B"  
SCALE: 1/4" = 1'-0"



UPPER FLOOR PLAN "A"  
SCALE: 1/4" = 1'-0"



LOWER FLOOR PLAN "A"  
SCALE: 1/4" = 1'-0"

LOWER FLOOR LIVING AREA = APPROX 1010 SQ FT  
 UPPER FLOOR LIVING AREA = APPROX 1235 SQ FT  
 TOTAL LIVING AREA = APPROX 1935 SQ FT  
 GARAGE AREA = APPROX 434 SQ FT





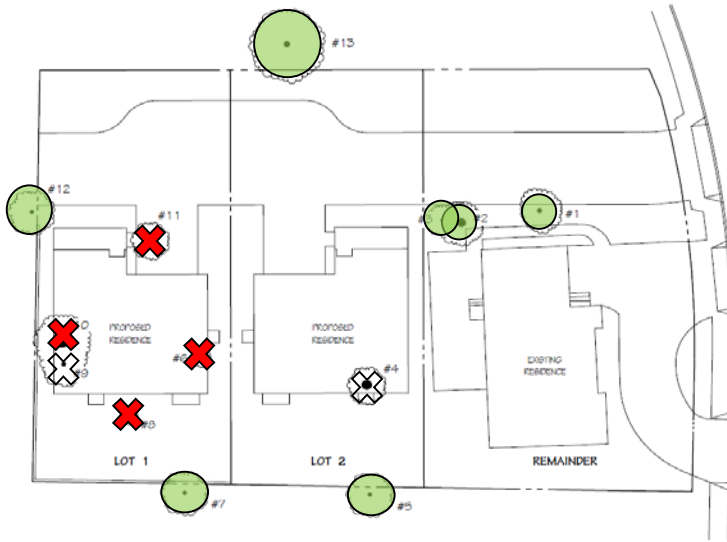
## Streamlined CEQA Review (Section 15183)

Project is:

- Consistent with the 2035 General Plan & EIR.
- No special circumstance (e.g., steep slopes or wetlands).
- Impacts previously evaluated by GP EIR.
- City regulations will ensure impacts, if any, will be avoided or mitigated.

## Tree Preservation

- Seven trees will remain.
- Six trees, including one 51-inch heritage redwood tree, will be removed.
- Thirteen replacement trees required; eight replacement trees are proposed.
- Five additional replacement trees or in-lieu fee required.

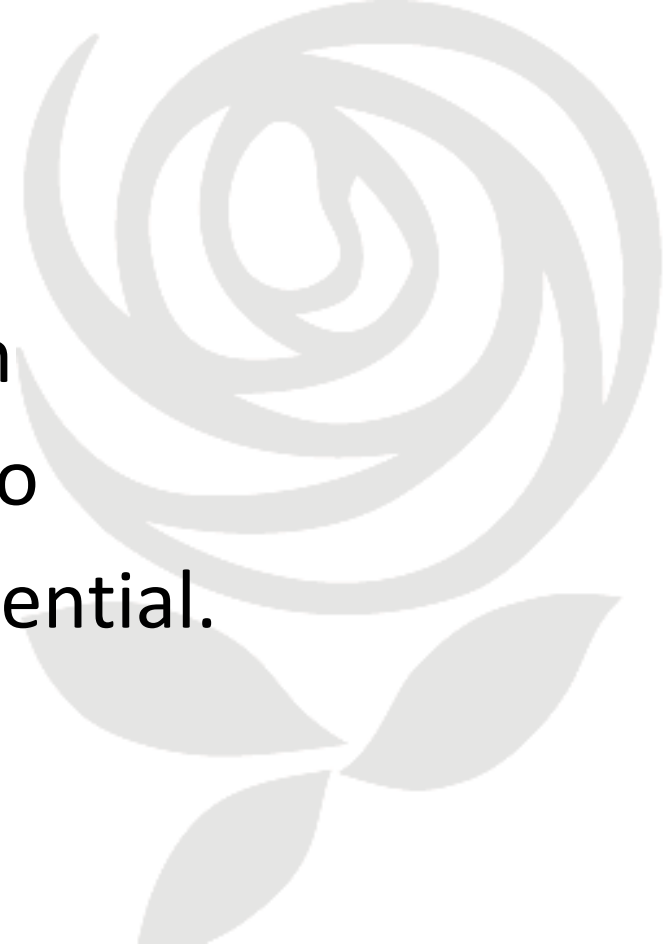


Removal



Replacement

Approve the rezone from  
RR-20 Rural Residential to  
R-1-6 Single Family Residential.



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