

# Guerneville Road Homes Rezoning

1665 Guerneville Road

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Planning and Economic Development

- Subdivide 1-acre into 12 residential lots;
- Construct 12 attached single-family homes;
- Includes 3 accessory dwelling units (ADUs);
- Required actions:
  - Rezoning
  - Conditional Use Permit
  - Tentative Map








# Project Location 1665 Guerneville Road

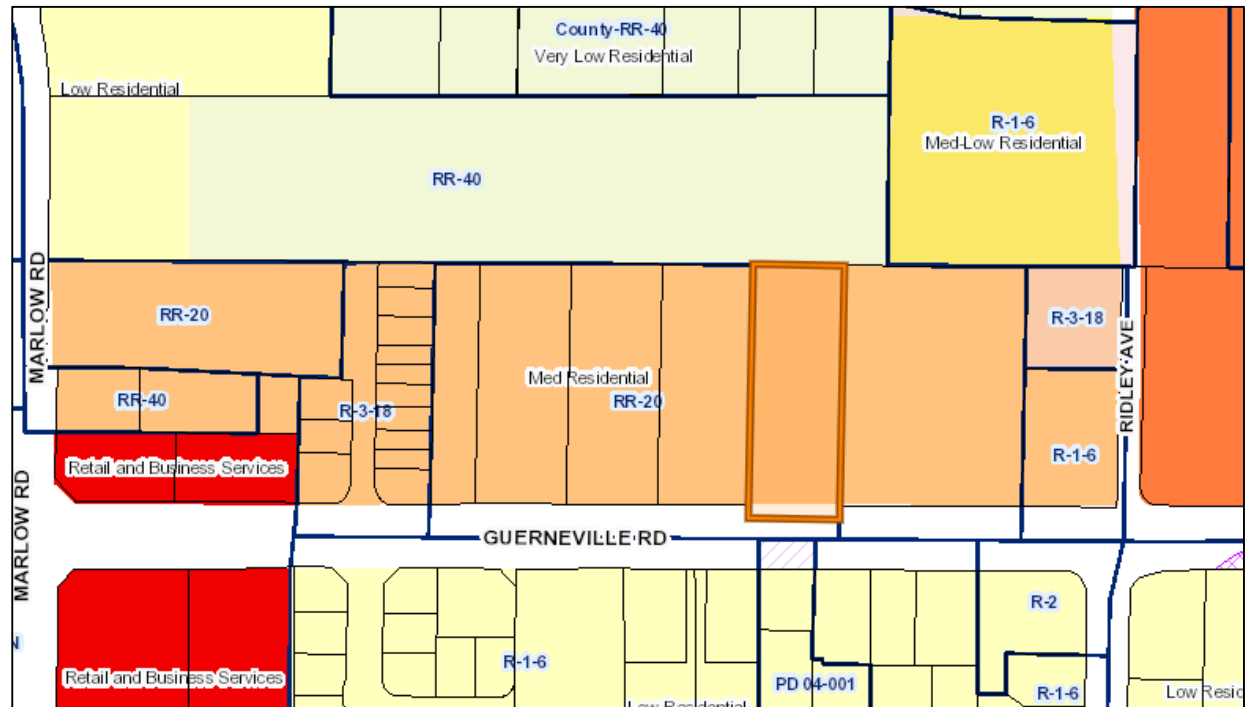




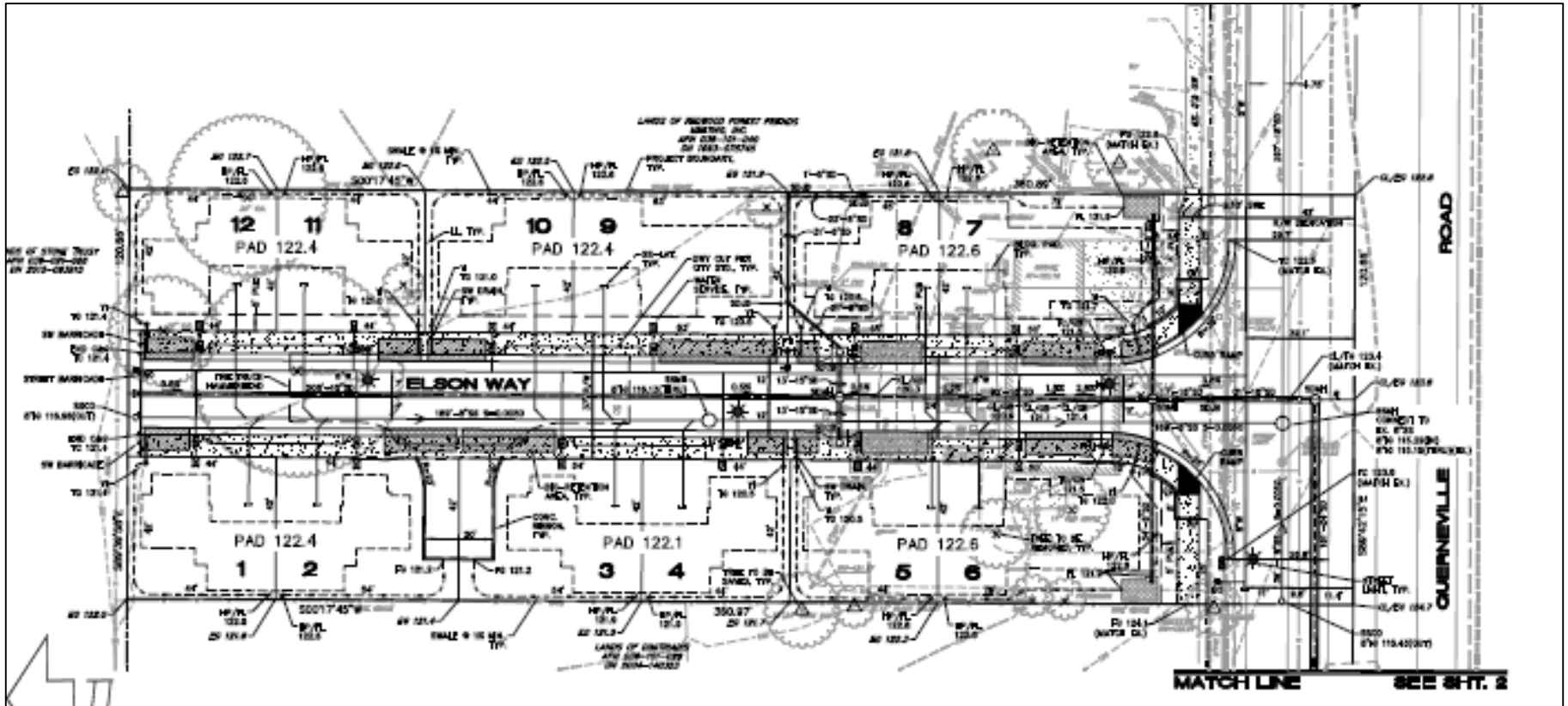


- July 11, 2018 – Pre-Application Neighborhood Meeting was held.
- December 20, 2018 – Applicant submitted project applications and plans.
- April 1, 2019 – The Application was deemed complete.
- May 9, 2019 – Planning Commission recommended approval of the rezoning, approved a Conditional Use Permit for a small-lot subdivision, and approved a Tentative Map.

	Public/Institutional
	Parks and Recreation
	Low Density/Open Space
	Low Density Residential
	Medium Low Density Residential
	Medium Density Residential
	Medium High Density Residential



# Guerneville Road Homes Tentative Map









# Project Elevations



Front Elevation Lots 8 & 7 with ADU

*Front Elevation*  
*Lots # 8 & 7 with ADU*



Front Elevation Lots 4 & 3 with ADU

*Front Elevation*  
*Lots # 4 & 3*

# Project Elevations



Rear Elevation Lots 7 & 8 with ADU Rear Elevation  
Lots # 7 & 8 with ADU



*Guerneville Road Elevation*  
Lots # 7 & 8 with ADU



*Rear Elevation with Property*



*Interior End Elevation*

Staff received an inquiry from the two neighboring property owners:

1. A neighbor located east of the project sited concerns with noise from the proposed project, the status of sidewalks on the subject property, and concerns regarding potential overflow parking onto the Redwood Forest Friends Meetinghouse property.
2. The single-family resident to the west emailed staff with questions regarding any proposed fencing. The project will have a fence separating the private rear yards of the future residents from the surrounding neighbors.

- The project qualifies for a Class 32 exemption, per Section 15332 – In-Fill Development Projects.
- The project also qualifies for a CEQA exemption pursuant to CEQA Guideline Section 15183(i), for which no additional environmental review is required when rezoning for General Plan consistency.



The Planning and Economic Development Department recommends that the City Council introduce an ordinance to rezone a one-acre property located at 1665 Guerneville Road from the RR-20 (Rural Residential) Zoning District to the R-3-18 (Multi-Family Residential Zoning District to facilitate the development of 12 attached, single-family dwelling and three accessory dwelling units.

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