

# Jessie's Cottages

## Conditional Use Permit and Tentative Parcel Map

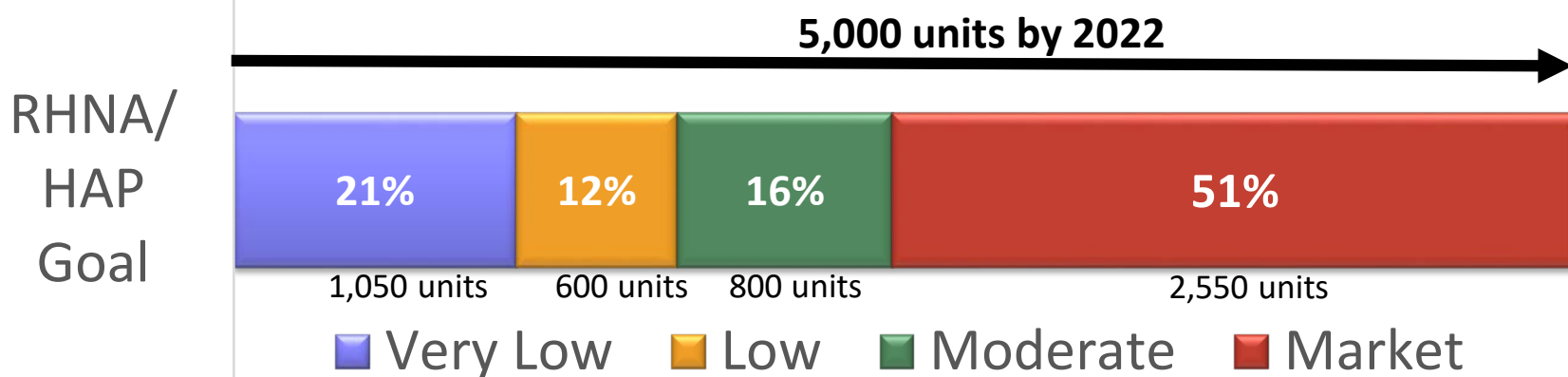
Planning Commission

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May 22, 2018

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Planning Consultant  
Planning and Economic Development

# Housing Action Plan



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

## Middle Rincon: Total 2 units

### Rental Project (10% low):

Market Rate:  
0 Units (0% of goal)

Low Income:  
0 Units (0% of goal)

### For Sale Project (20% low):

Market Rate:  
6 Units (0.2% of goal)

Moderate Income:  
0 Units (0% of goal)

## Residential Small Lot Subdivision:

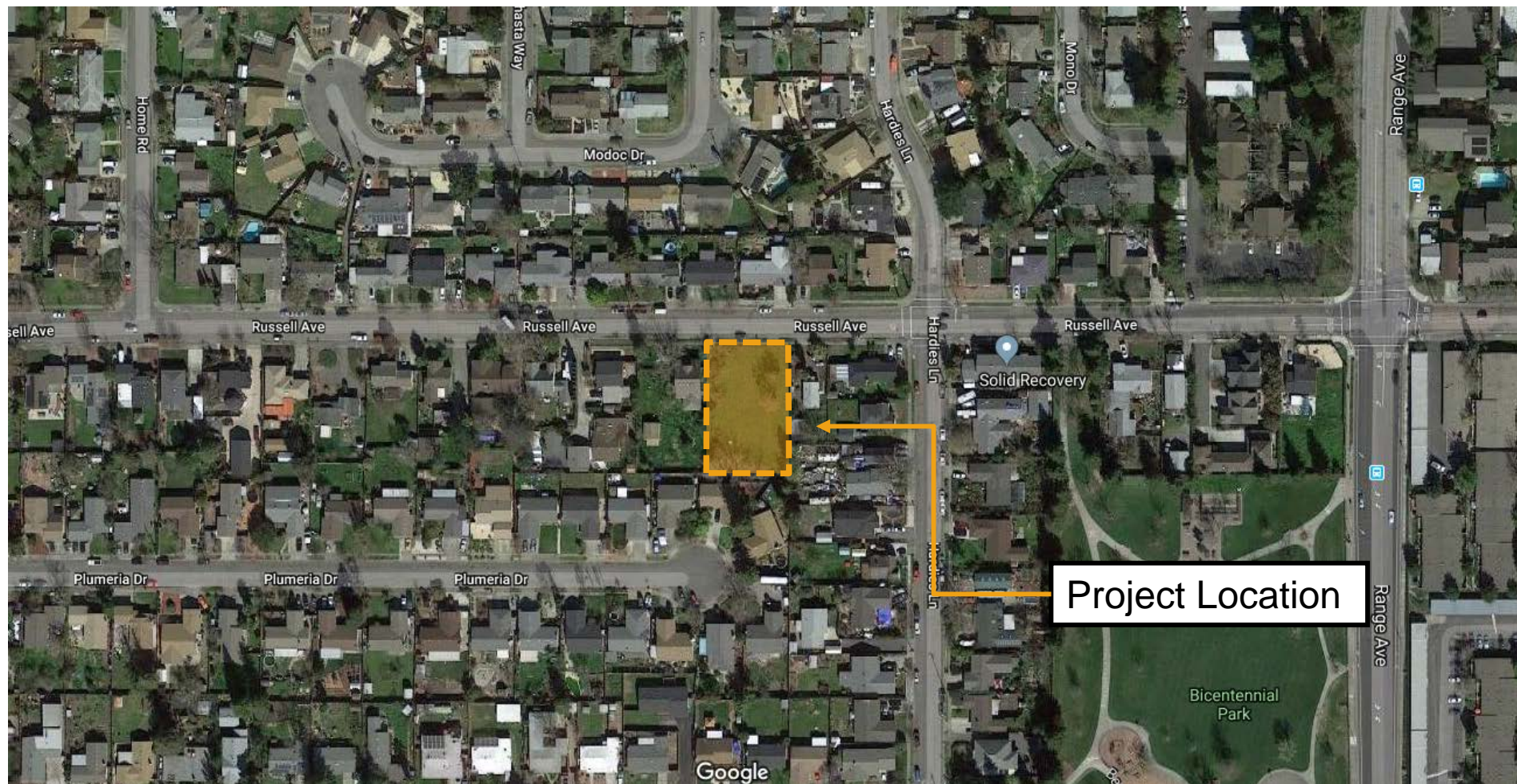
- Conditional Use Permit to create two lots less than 6,000 square feet:
  - Lot 2 – 4,330 square feet
  - Lot 3 – 4,781 square feet
- Tentative Parcel Map to subdivide 0.41 acres:
  - Three residential lots
  - Three single family dwellings and three accessory dwelling units
  - Associated infrastructure

# Project Location 1124 Russell Avenue





# Project Location 1124 Russell Avenue



- On December 8, 2015, a Pre-Application Neighborhood Meeting was held for the project. Six neighbors in the project vicinity attended the meeting. Concerns were expressed in regards to the height of the structures, drainage, parking/traffic, and privacy.
- On June 28, 2016, the Tentative Parcel Map application was submitted.
- On March 14, 2017, the Conditional Use Permit application was submitted.
- The submitted application was deemed complete on March 15, 2018 after additional information was provided.

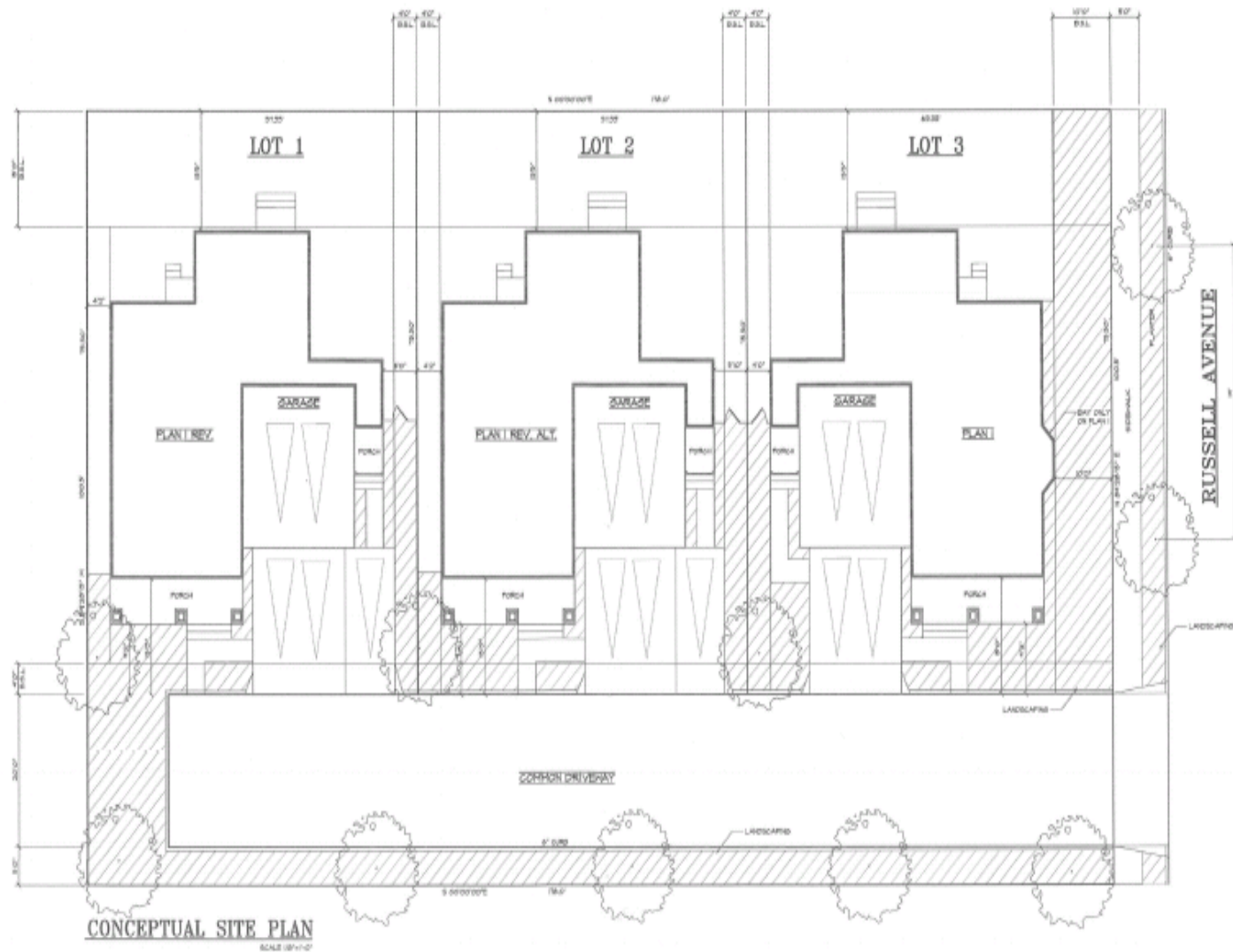








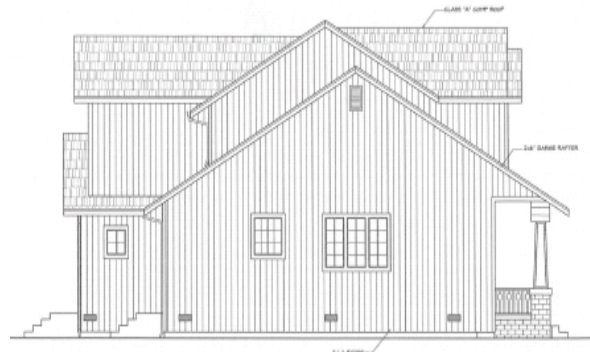
# Conditional Use Permit Site Analysis Map



# Conditional Use Permit Residential Small Lot Subdivision



# Conditional Use Permit Residential Small Lot Subdivision



**LEFT ELEVATION LOT 1**  
 SCALE 1/4"=1'-0"



**FRONT ELEVATION LOT 1**  
 SCALE 1/4"=1'-0"



**RIGHT ELEVATION LOT 1**  
 SCALE 1/4"=1'-0"



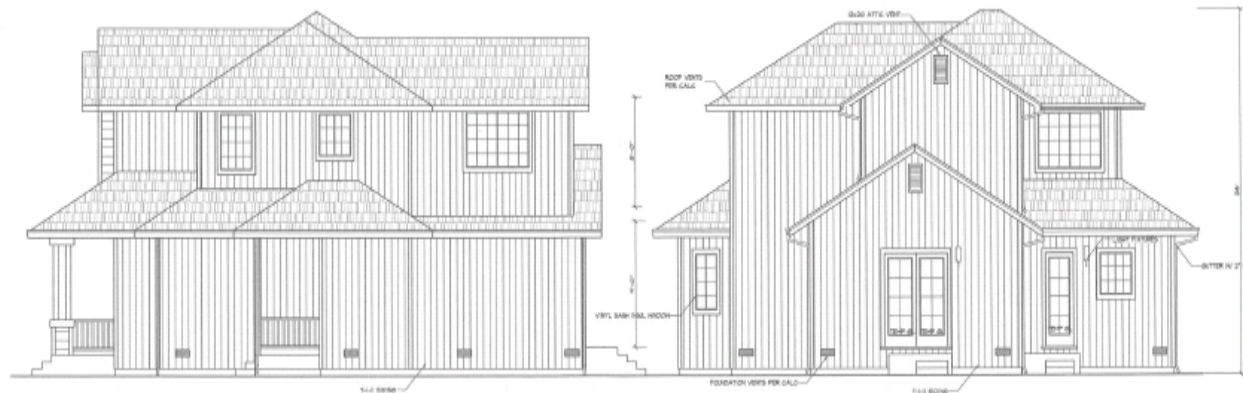
**REAR ELEVATION LOT 1**  
 SCALE 1/4"=1'-0"

# Conditional Use Permit Residential Small Lot Subdivision



LEFT ELEVATION LOT 2  
SCALE 1/4"=1'-0"

FRONT ELEVATION LOT 2  
SCALE 1/4"=1'-0"



RIGHT ELEVATION LOT 2  
SCALE 1/4"=1'-0"

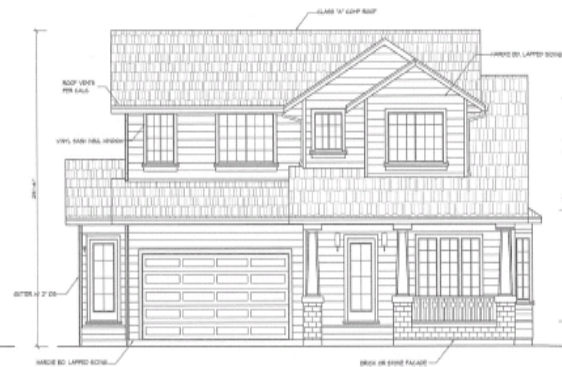
REAR ELEVATION LOT 2  
SCALE 1/4"=1'-0"



# Conditional Use Permit Residential Small Lot Subdivision



LEFT ELEVATION LOT 3  
SCALE 1/8"=1'-0"



FRONT ELEVATION LOT 3  
SCALE 1/8"=1'-0"



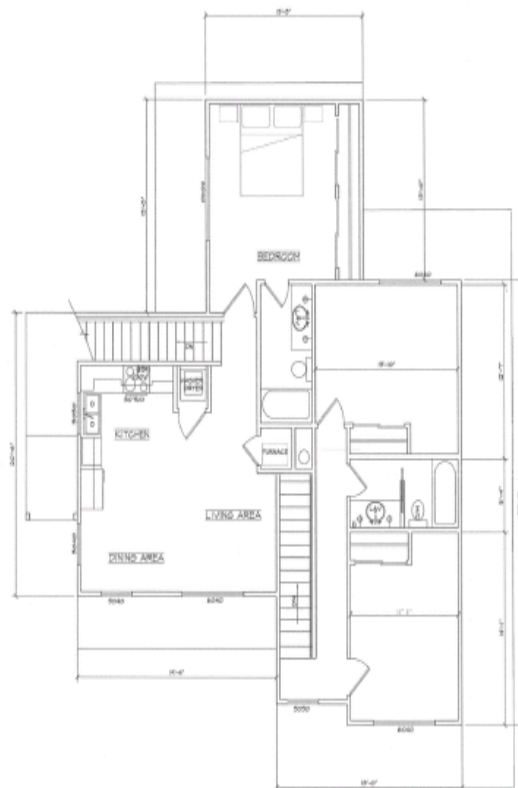
REAR ELEVATION LOT 3  
SCALE 1/8"=1'-0"



RIGHT ELEVATION LOT 3  
SCALE 1/8"=1'-0"

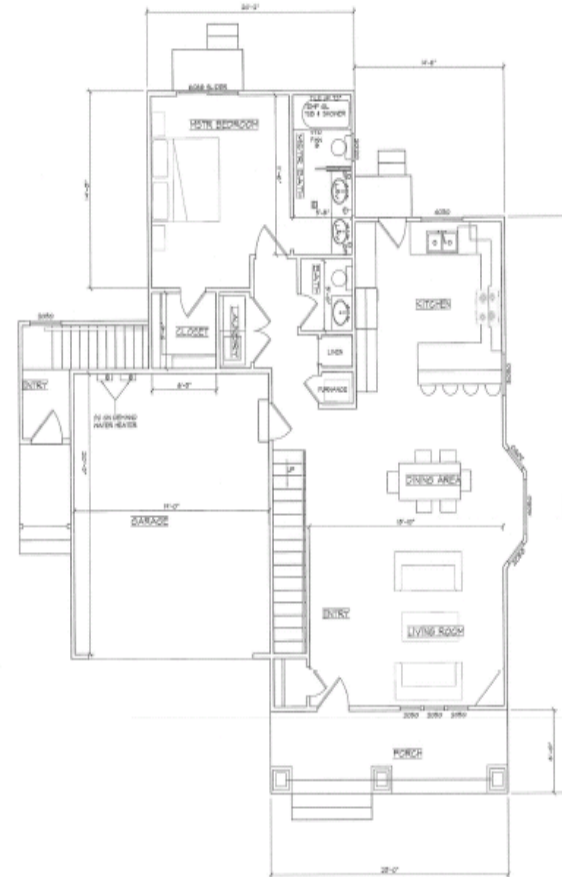
# Conditional Use Permit

## Residential Small Lot Subdivision



**SECOND FLOOR PLAN 1**

SCALE: 1/8"=1'-0"  
2ND STORY: 480 SQ. FT. + 2ND STAIR: 670 SQ. FT.



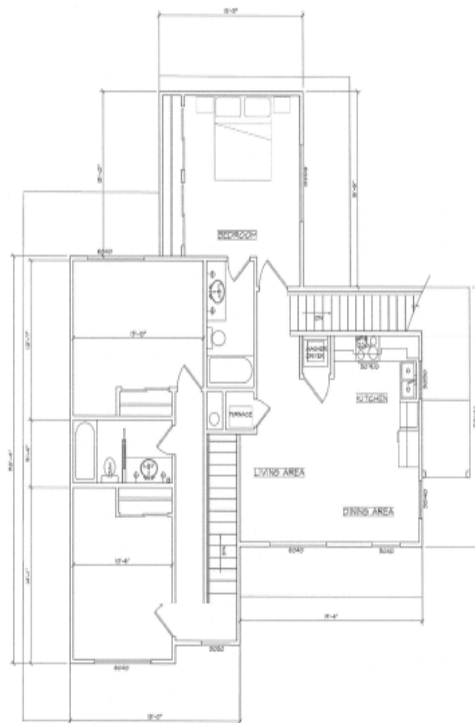
**FIRST FLOOR PLAN 1**

SCALE: 1/8"=1'-0"

MAIN RESIDENCE: 2ND STY.  
ST. STORY: 240 SQ. FT.  
2ND ST. STORY: 480 SQ. FT.  
TOTAL: 720 SQ. FT.

# Conditional Use Permit

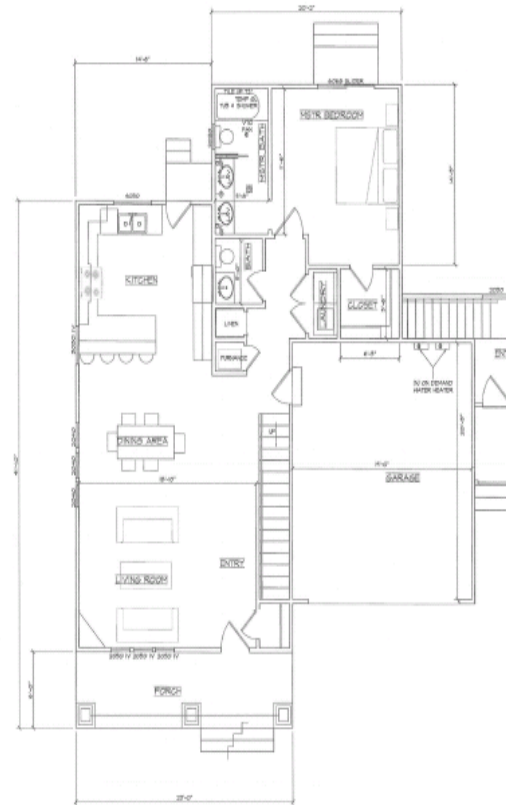
## Residential Small Lot Subdivision



SECOND FLOOR PLAN REV.

SCALE 1/4"=1'-0"

2ND STORY: 400 SQ. FT. + 2ND JAY 400 SQ. FT.

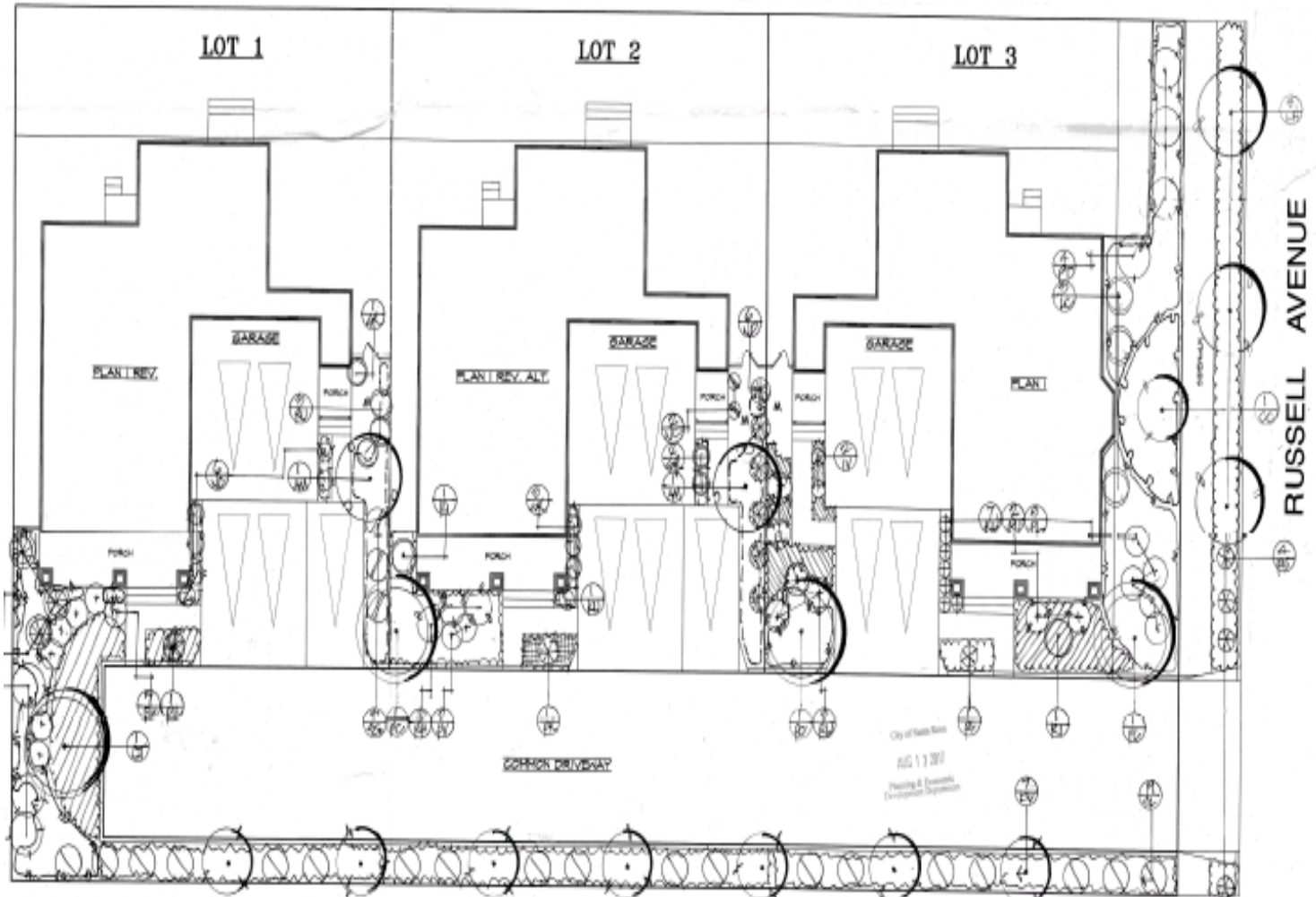


FIRST FLOOR PLAN REV.

SCALE 1/4"=1'-0"

MAIN RESIDENCE 2ND JAY  
1ST STORY: 140 SQ. FT. 0ND 50 FT.  
2ND STORY: 400 SQ. FT.  
TOTAL: 540 SQ. FT.

# Conditional Use Permit Residential Small Lot Subdivision







# Environmental Review

## California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):
  - Class 3 Categorical Exemption – Construction of up to three single-family dwellings
  - Class 15 Categorical Exemption – Minor Land Divisions

- Tree Removal
  - Two on-site trees qualify as protected trees
  - 4 replacement trees (15-gallon) required.
  - Landscape plan shows 17 replacement trees

- Approve the Residential Small Lot Subdivision Conditional Use Permit allowing two lots less than 6,000 square feet.
- Approve the Tentative Map to create three new lots.



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