

Montoya, Michelle

From: Montoya, Michelle
Sent: Tuesday, February 26, 2019 2:11 PM
To: _PLANCOM - Planning Commission
Cc: Maloney, Mike; Nicholson, Amy
Subject: PC 2-28 Item 10.2
Attachments: Attachment 15 - Parking Exhibit.pdf; Attachment 5 - Inclusionary Housing Exhibit revised.pdf; Late Correspondence.pdf

Information only – please do not reply to all

Chair Cisco and Members of the Planning Commission,

The following items are related to the Dutton Meadows Subdivision (Item 10.2), which is scheduled for Thursday, February 28, 2019:

Affordable Accessory Dwelling Units (ADUs)

The Dutton Meadows Subdivision project includes a total of 81 ADUs, 20 of which are to be designated as affordable units. These 20 units would be under contract with the City's Housing Authority for a period no less than 30 years. Please note that the Staff Report has been modified to reflect a period of 30 years, instead of 55 years.

Revised Inclusionary Housing Exhibit

An updated inclusionary housing exhibit has been provided to reflect the currently proposed lot configuration as shown on the Tentative Map (Attachment 5). The updated exhibit shows the proposed affordable units concentrated around Dutton Meadow and the Northpoint Parkway extension; previous versions of the exhibit showed the units dispersed throughout the development.

Parking Exhibit

A parking plan has been added to the list of attachments (Attachment 15). This diagram specifies the number of street, garage, and driveway parking spaces throughout the development.

Please contact me with any questions.

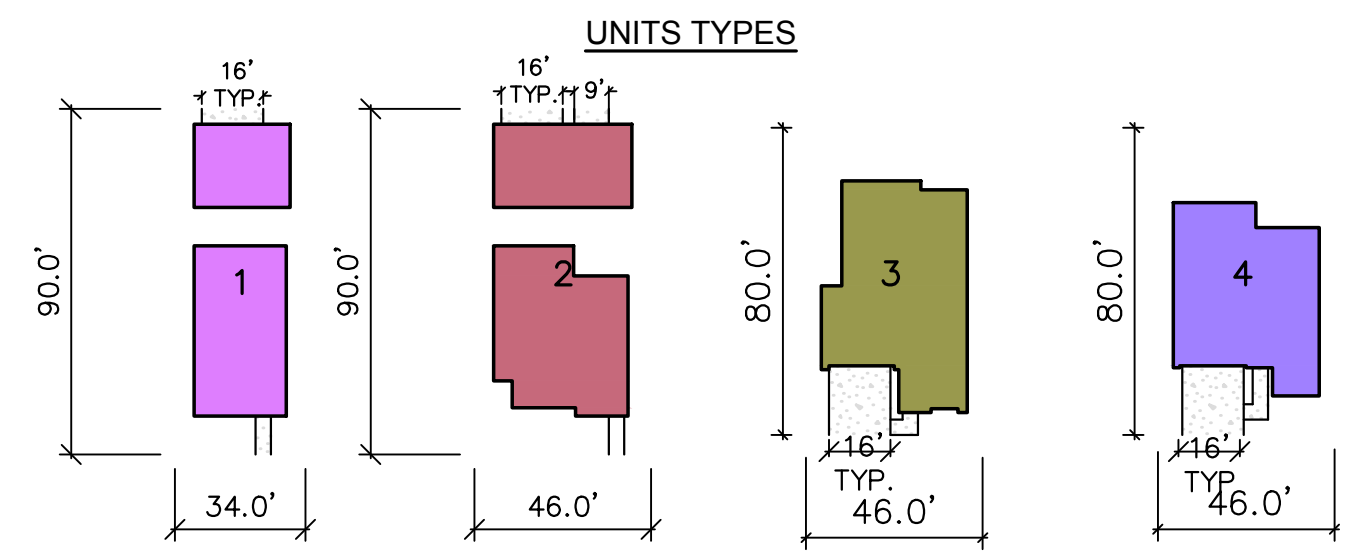
Amy Nicholson | City Planner

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Tel. (707) 543-3258 | Fax (707) 543-3269 | anicholson@srcity.org



Below Market Rate Unit - BMR

Deed Restriction on Accessory Dwelling Units to Affordable Rental Rates



BMR Counts

8 qty 12 qty 0 qty 0 qty

TOTAL BMRS - 20 qty = 15%

PARKING CALCULATIONS AFTER RECONFIGURATION

UNIT COUNT
 UNIT 1: 35
 UNIT 2: 46
 UNIT 3: 25
 UNIT 4: 24
TOTAL: 130

DRIVEWAY PARKING
 UNIT 1: N/A
 UNIT 2: N/A
 UNIT 3: 50
 UNIT 4: 48

TOTAL DRIVEWAY PARKING: 98

GARAGE PARKING
 2 CAR GAR:
 (UNITS 1,3&4) 35+25+24=84
 84(2)=168

3 CAR GAR:
 (UNIT 2)=46
 (46)3=138

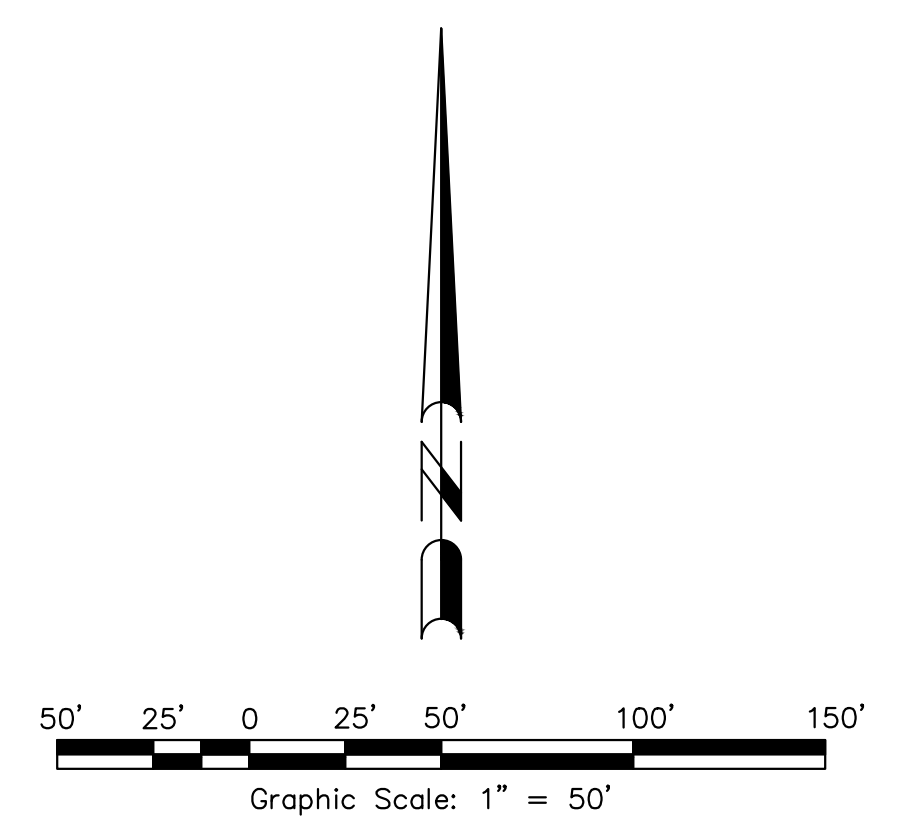
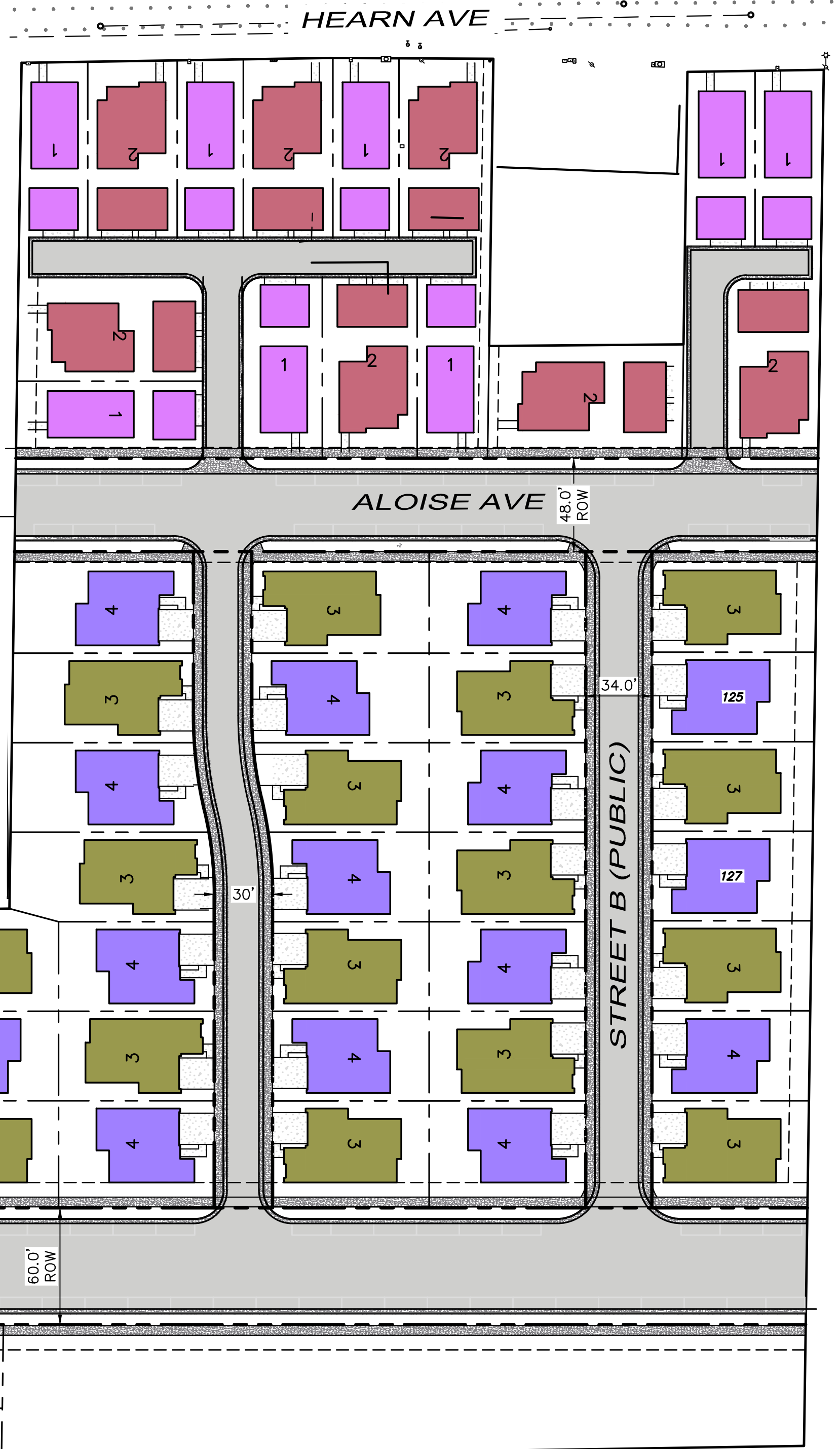
TOTAL GARAGE PARKING: 306

EXTERIOR PARKING
 STRIPED (PRIVATE): 46
 STREET (PUBLIC): 107
TOTAL EXTERIOR: 153

TOTAL PARKING AVAILABLE
 EXTERIOR PARKING: 153
 GARAGE PARKING: 306
 DRIVEWAY PARKING: 98

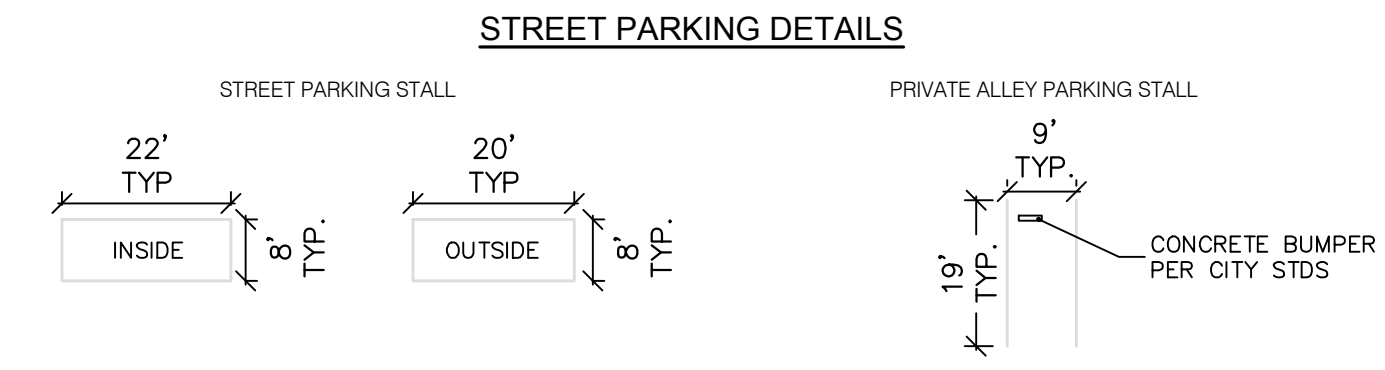
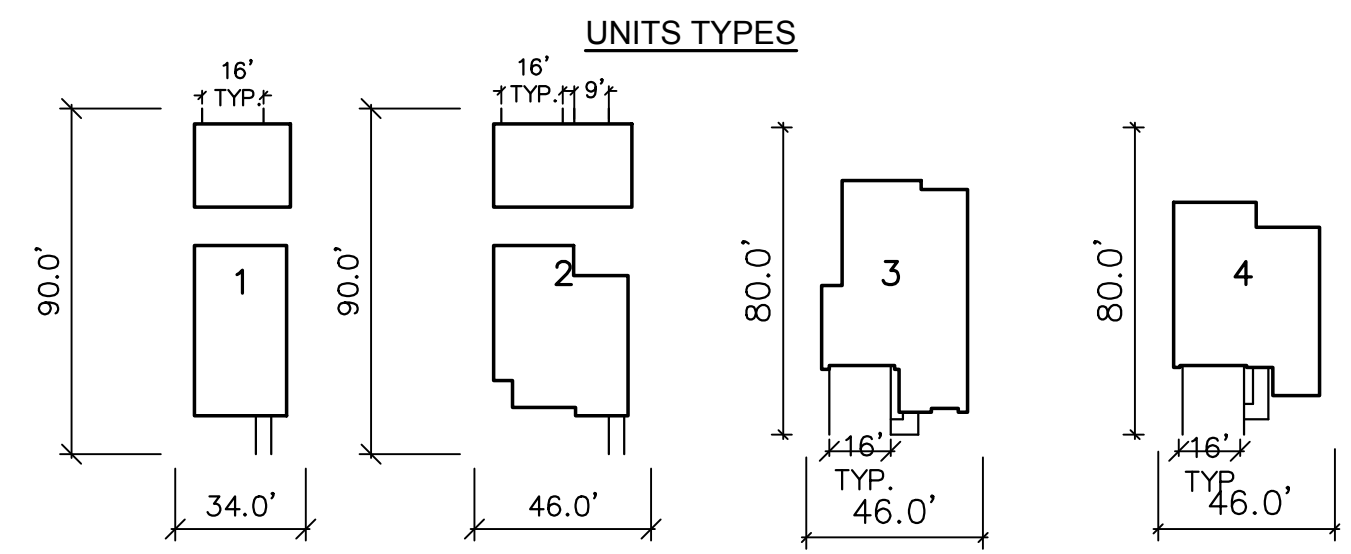
CALCULATED REQUIRED PARKING:
 TOTAL UNITS (130) X 4 = 520

PROVIDED PARKING: 557



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**PARKING CALCULATIONS
AFTER RECONFIGURATION**

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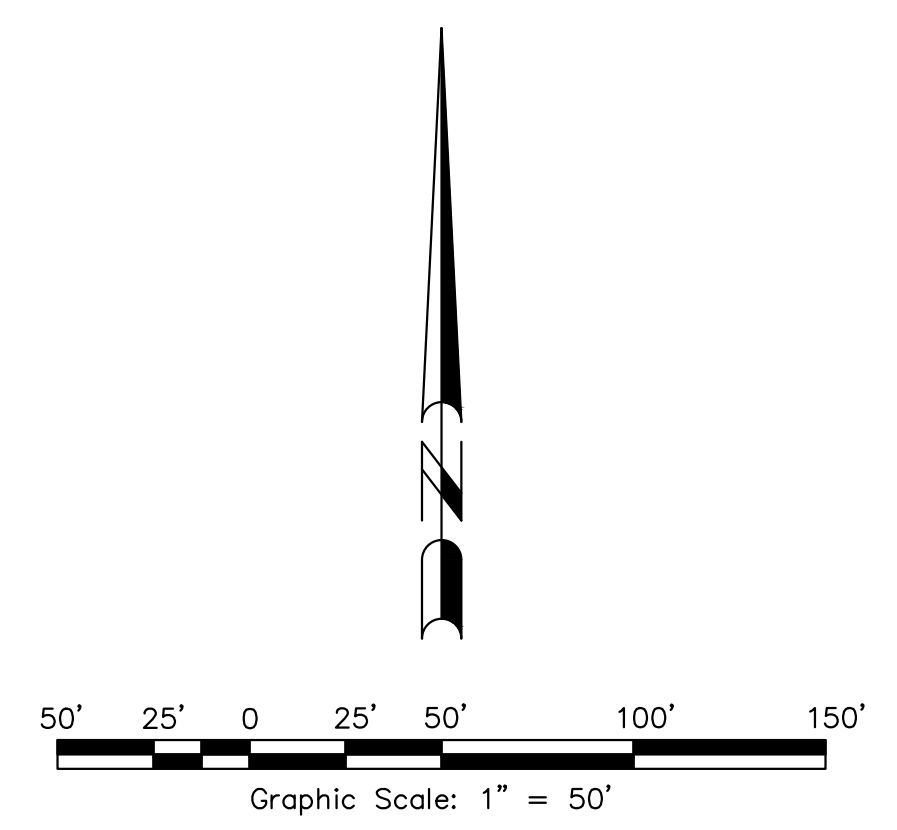
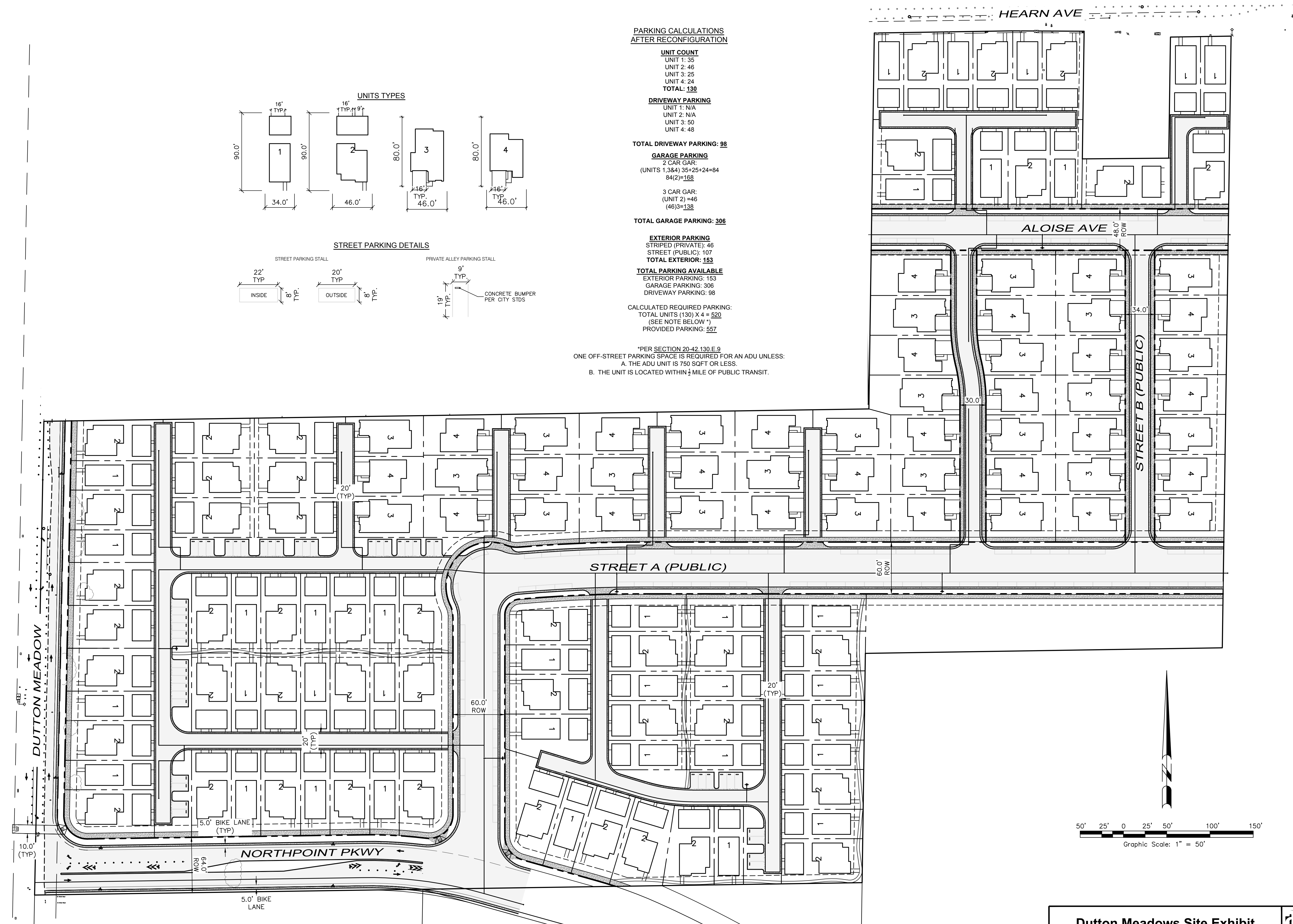
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CALCULATED REQUIRED PARKING:
 TOTAL UNITS (130) X 4 = 520
 (SEE NOTE BELOW *)
PROVIDED PARKING: 557

*PER SECTION 20-42.130 E 9
 ONE OFF-STREET PARKING SPACE IS REQUIRED FOR AN ADU UNLESS:
 A. THE ADU UNIT IS 750 SQFT OR LESS.
 B. THE UNIT IS LOCATED WITHIN 1/4 MILE OF PUBLIC TRANSIT.



Dutton Meadows Site Exhibit		 civil engineering land surveying wastewater 1220 N. Dutton Ave., Santa Rosa, CA 95401 P. (707) 541-2300 F. (707) 541-2301 Website: www.adobeinc.com <small>*A Service You Can Count On!</small>
2650, 2666, 2684 DUTTON MEADOW 1112, 1200 HEARN AVENUE Santa Rosa, California APN 043-071-007, 022, 023		

December 17, 2018

Nicholson, Amy

From: Bianca Handley <BiancaNHandley@gmail.com>
Sent: Saturday, February 23, 2019 3:28 PM
To: Nicholson, Amy; Murray, Susie
Subject: Development in Southwest

Hello,

I'm a local Santa Rosa resident living on Boron Ave in Roseland/Southwest Santa Rosa. I am writing because 4 properties near my home appear to be undergoing consideration for development:

File No. MJP13-009 is directly across from my street, Boron Ave.

File No. PRJ18-039 is down the street from my house, near the elementary school

There is also the Burbank Housing Development going in near Bellevue, and the Meadow Wood Ranch Development which recently applied for a permit extension (I came in to view the file on this one but I haven't been able to make it back in to view the other files).

I am writing because all of the developments will impact traffic on Dutton Meadow as they will all outlet on to this one lane road. Some of these developments, File No. P13-009 in particular, may impact my street directly.

I don't know what my role is or can be in the planning for development in our area, but I would like to comment on parking in particular. It seems that houses these days are getting closer and closer together and a consequence of higher density housing is less street parking, especially in these communities with driveway-alleyways. There is a local high-density development near PRJ18-039, Amorosa Village, which is an incredibly attractive housing development but it is hard not to notice as you drive by that the parking is inadequate. I do not know how many cars per house/apartment were planned for this development but it did not nearly match the parking needs of the residents. If you would drive by this community in the evening, people in this area will park where parking is not allowed and the overflow from this community fills the streets of other nearby housing developments.

Boron Ave is a narrow street and, as it is currently, when cars are parked on both sides of the street, two cars cannot pass each other. Residents have to pull in front of driveways to allow cars traveling in the opposite direction to pass before proceeding down the street. Our street would struggle to handle potential overflow parking from developments where adequate parking is not available.

I don't know what the possible solutions could be, but I would appreciate knowing it is being considered in the development of all of these future properties, and the development of the area in general.

I look forward to your response and our continued dialogue,

Bianca Handley

Nicholson, Amy

From: Karly Seitzer <karlyseitzer@gmail.com>
Sent: Thursday, February 21, 2019 2:30 PM
To: Nicholson, Amy
Subject: Proposed development for Dutton Meadows and Hearn Avenue (File No. PRJ18-039)

Dear Ms. Nicholson,

I noticed a public advisory board in my neighborhood for a planned development of 130 single family homes and am very concerned about the impact on parking. While I recognize that Sonoma County has a very real need for more housing, I am deeply concerned that the city does not recognize the severe parking issues our neighborhood already faces. Residents walk blocks to there home because no parking is available. I often struggle to even put my garbage cans out because the street is lined with cars and there is no where to place them. What if any additional parking is planned for the existing neighborhood to alleviate our concerns, and how many parking spaces are being created per home not including the garage?

Thank you,
Karly Seitzer

Sent from my iPhone