

October 29, 2024
Job No.: 3825-000

Andrew Rosenberg
PACIFIC DEVELOPMENT
1815 Clement Avenue
Alameda, California 94501

Subject: Small Lot Development Standards (Phase 2)
Lance Drive
Santa Rosa, California

Dear Andrew:

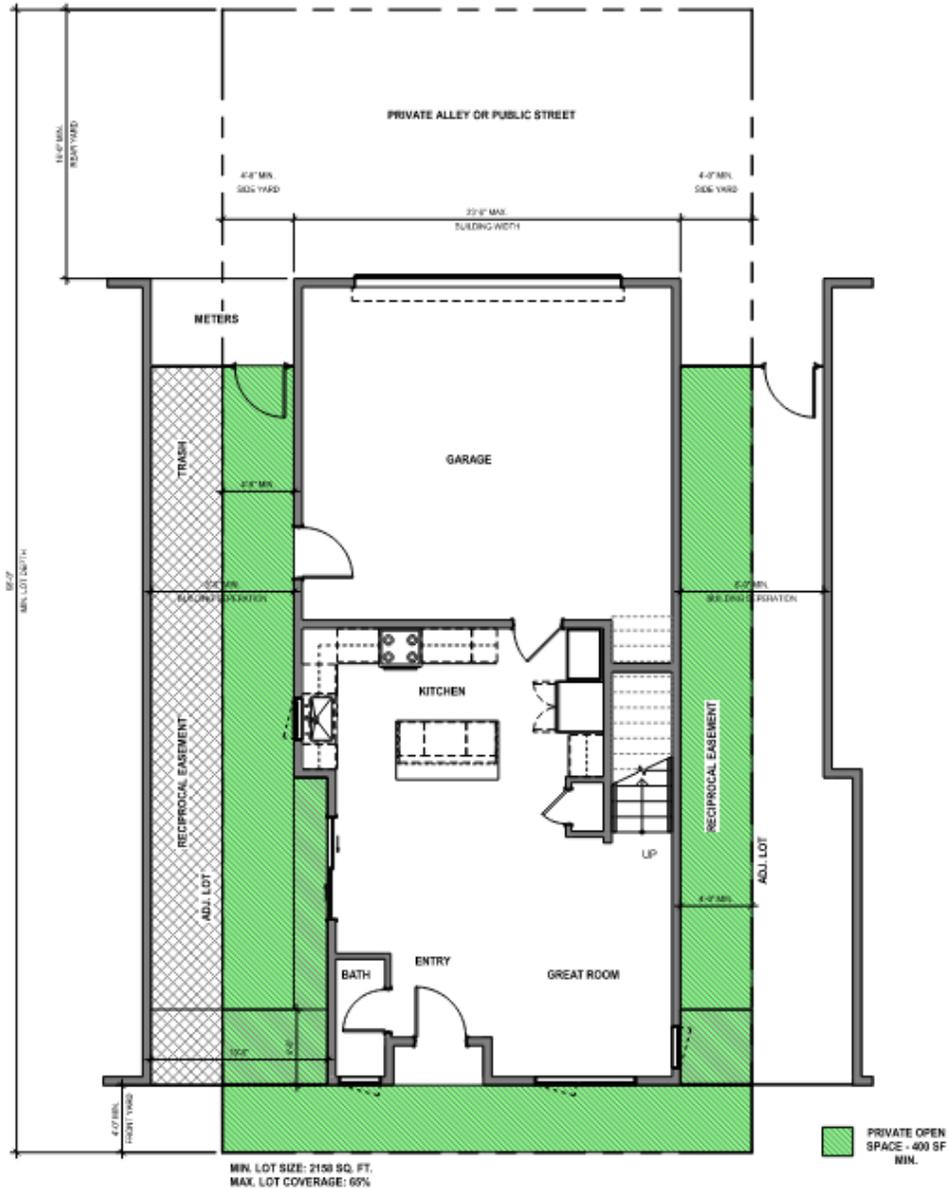
The purpose of this letter is to summarize the proposed development standards for the Small Lot Single-Family Homes Subdivision (Phase 2) portion of the Lance Drive Housing project, located in Santa Rosa, California. Phase 2 comprises of approximately 8.6 acres (gross) that is located north of Lance Drive and west of Iroquois Street (APN 036-111-010). It is currently pre-zoned as R-3-18 and has the General Plan Designation of Medium Residential. The Project includes the development of 98 small lot single-family homes with supporting infrastructure, including public streets, private alleys, and open space. A Small Lot Subdivision may be approved on any site within R-3 Zoning Districts as outlined in the Santa Rosa Standards for Specific Land Uses.

The small lot subdivision proposes an “alley loaded” detached home that has a 2-car garage facing the private alleys and a front entrance facing the public streets or paseos. The following requirements summarize the Project’s proposed development standards within Phase 2 and demonstrates how it compares to Tables 2-3 and 2-5 of the Santa Rosa Municipal Code (Sections 20-22.040 and 20-22.050) applicable to the R-3-18 Zoning as well as 20-42.140 Residential small lot subdivisions.

Standard	Proposed Design Criteria	R-3 Zoning Criteria	Small Lot Subdivision Criteria (20-42.140)
Minimum Lot Size	2,158 sq. ft.	See small lot criteria	2000 sq. ft to 6000 sq. ft.
Minimum Lot Width	31'-6"	80' (As Measured Midway between the Front and Rear Lot Lines)90' for corner lots, add for variance	See R-3 zoning criteria
Minimum Lot Depth	68'	-	-
Maximum Number of Dwelling Units Per Parcel	-	1 Unit Per 1,450 SF	-
Minimum Front Yard Setback	4'	See small lot criteria	A minimum of 10 feet shall be required
Minimum Side Yard Setback (Interior 1-story portions)	4'	5', Except When Abutting an R-3 in which case Minimum Setback is 0' N/A	Except for attached single-family, rowhouse, or zero lot line units, the one-story portions of a proposed structure shall be set back a minimum of four feet from side property lines
Minimum Side Yard Setback (Interior 2-story portions)	4'	10', Except When Abutting an R-3 in which case Minimum Setback is 0'	The two-story portions of a structure shall be set back a minimum of eight feet from side property lines
Minimum Side Yard Setback (Interior 3+-story portions)	4'	15', Except When Abutting an R-3 in which case Minimum Setback is 0' N/A	See R-3 zoning criteria
Minimum Side Yard Setback (Corner)	4'	10' Provided a 1-Story Portion May Project up to 6' into the Setback and Required Stairs and Landings may Project up to 10' into the Setback	See R-3 zoning criteria
Minimum Rear Yard Setback	16'	See small lot criteria	A minimum of 15 feet shall be required, except as provided for garages in Subsection F.4.d
Minimum Garage	16'	See small lot criteria	Garage near the rear lot line a.) A garage entrance facing an alley shall be placed either at a point three to five

			feet from the edge of the alley, or at a point 19 feet from the edge of the alley. b.) A garage placed in a rear yard without alley access shall be paced a minimum of four feet from the rear or side property line.
Maximum Lot Coverage	65%	See small lot criteria	Site coverage. Proposed structures shall not cover more than 65 percent of the lot
Height Limit	-	See small lot criteria	Proposed structures shall not exceed a maximum height of 35 feet for primary structures
Reciprocal Use Easements	Extend min. 4' onto adjoining lot to provide min. 8' side yard space	-	-
Private Open Space	400 sq. ft.	See small lot criteria	Each single-family parcel shall provide a minimum of 400 square feet of usable private open space

The site plan below is a conceptual ground floor plan showing the potential layout and proposed setbacks of the small lot single-family detached homes proposed within Phase 2.



Based on the feedback from the community Neighborhood Outreach meetings and conducting a deep analysis of market demands, the Project has opted not to propose a higher density multifamily or Attached single-family home product for Phase 2. The Project's detached approach provides a balance of aligning with the surrounding existing neighborhoods while still maintaining a higher density.

Lastly, within Phase 2 there will be new public streets that incorporate 48' wide right of ways, which are consistent with the City of Santa Rosa Standards for Minor Streets. In addition, private 25' wide alleys will be constructed to access the garages within Phase 2.

Please do not hesitate should you have any questions.

Very truly yours,

Evan Dambacher, P.E., Q.S.D.

ED:aj