
Hearn Veterans Village (Appeal) Tentative Parcel Map File No. MIN21-001

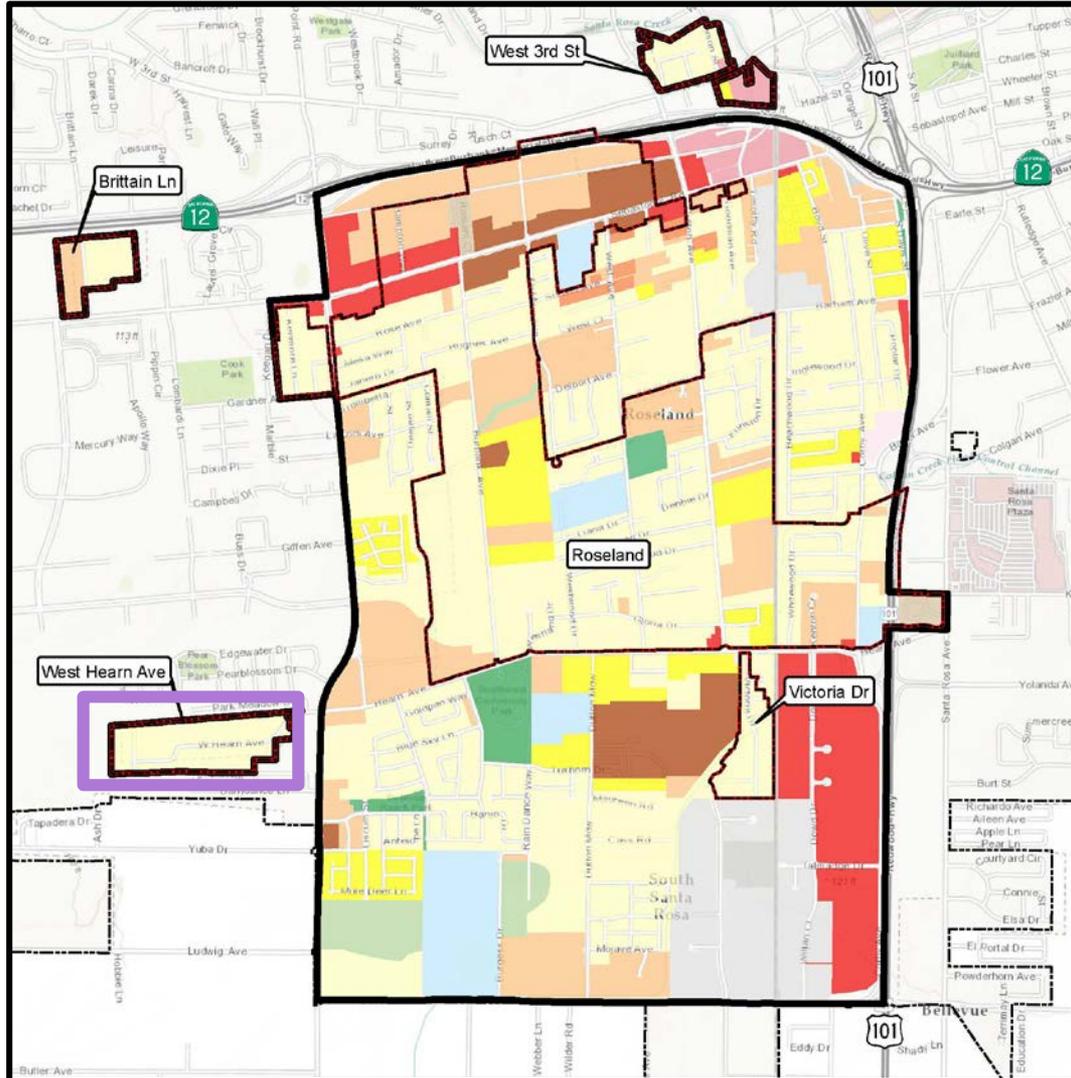
2149 W Hearn Ave

March 15, 2022

Monet Sheikhali, City Planner
Planning and Economic Development

Tentative Parcel Map to subdivide a 2.01-acre parcel into four (4) lots ranging in size from \pm 20,000 to 25,000 square feet. Future development of each parcel would include a detached residential dwelling unit with an accessory dwelling unit, outdoor amenities, and associated on and off-site improvements, for permanent supportive housing.

The review authority for a Tentative Parcel Map application is the Subdivision Committee. To facilitate a more comprehensive review of the proposed project subdivision, the Planning Director elected to elevate the discretionary review of the proposed subdivision from the Subdivision Committee to the Planning Commission.



Section 20-22.030, Table 2-2

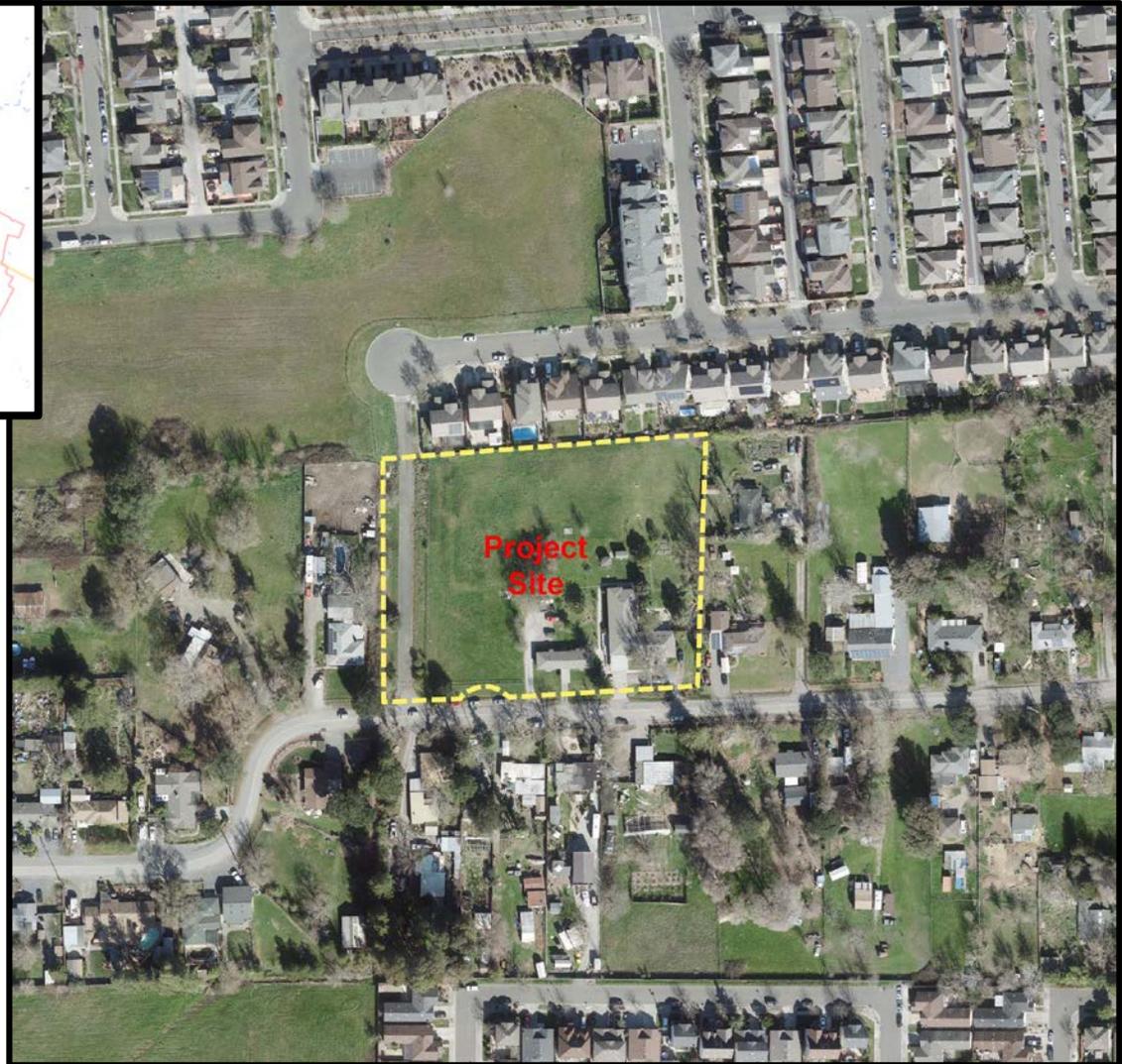
LAND USE (1)	<u>RR</u>	R-1	R-2	R-3
Single-family dwelling	<u>P</u>	P	P(2)	P(2)
Supportive housing	<u>P</u>	P	P	P

Single-family Dwelling. A building designed for and/or occupied exclusively by one family.

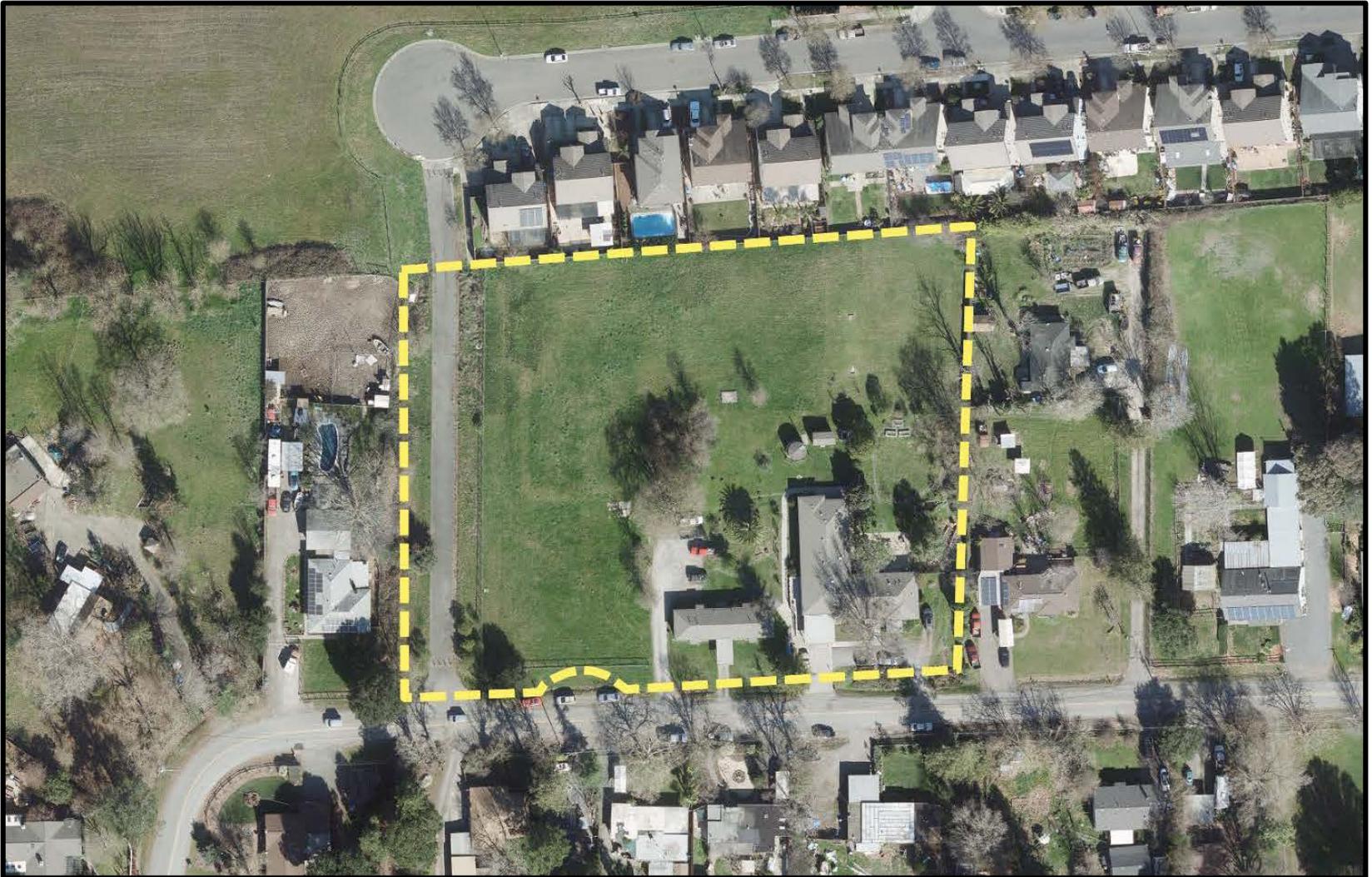
Family. An individual, or two or more persons, related by blood, marriage, or adoption; a group of unrelated persons which if numbering five or more persons, must be living together as a group in a dwelling unit, using common cooking facilities and as a group bear the generic characteristics of a family as a relatively permanent household.

Supportive Housing. Housing that is occupied by a target population, such as low-income persons with mental disabilities, substance abuse or chronic health conditions. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. There is typically no limit on the length of stay, and the housing is linked to on-site or off-site services.

Project Location 2149 W Hearn Ave



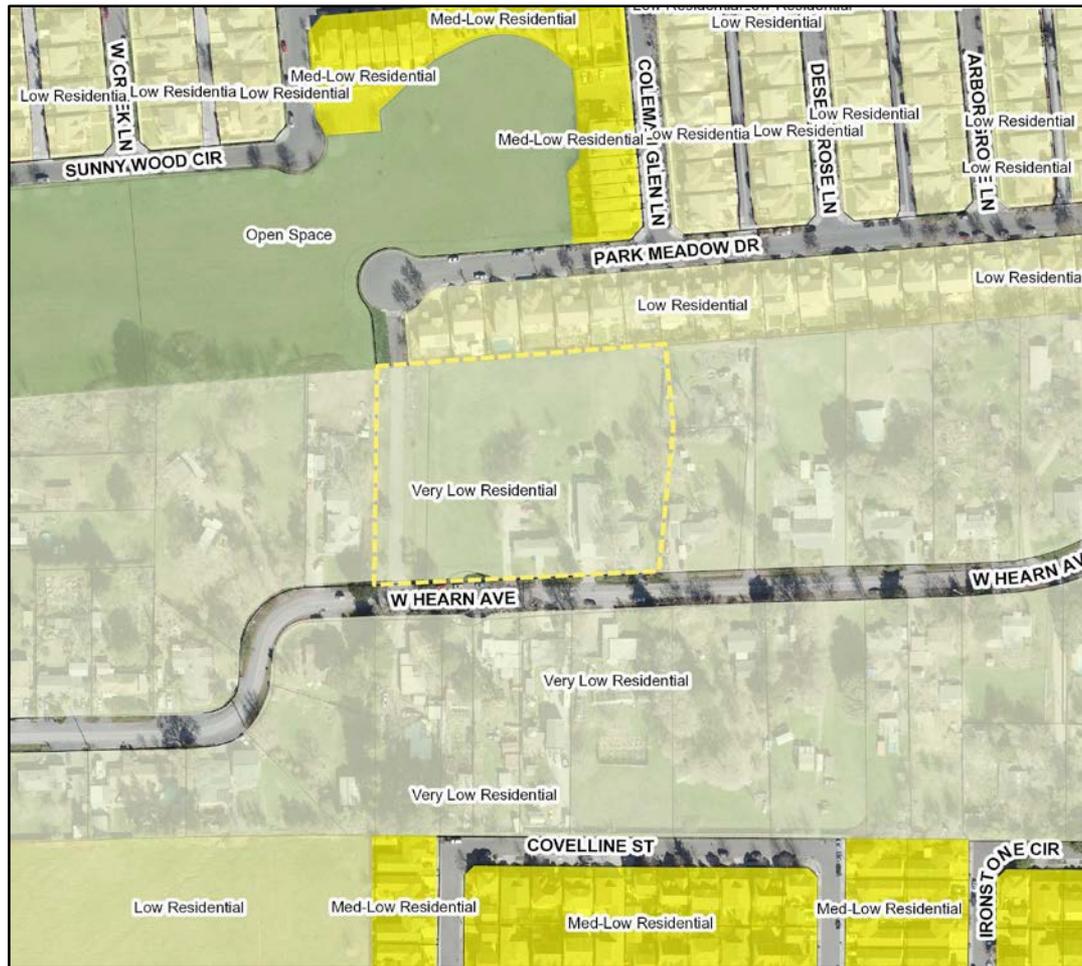
Project Location 2149 W Hearn Ave



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General Plan: Very Low-Density Residential Zoning: RR-20-RH (Rural Residential-Rural Heritage)



Lot Line Adjustment

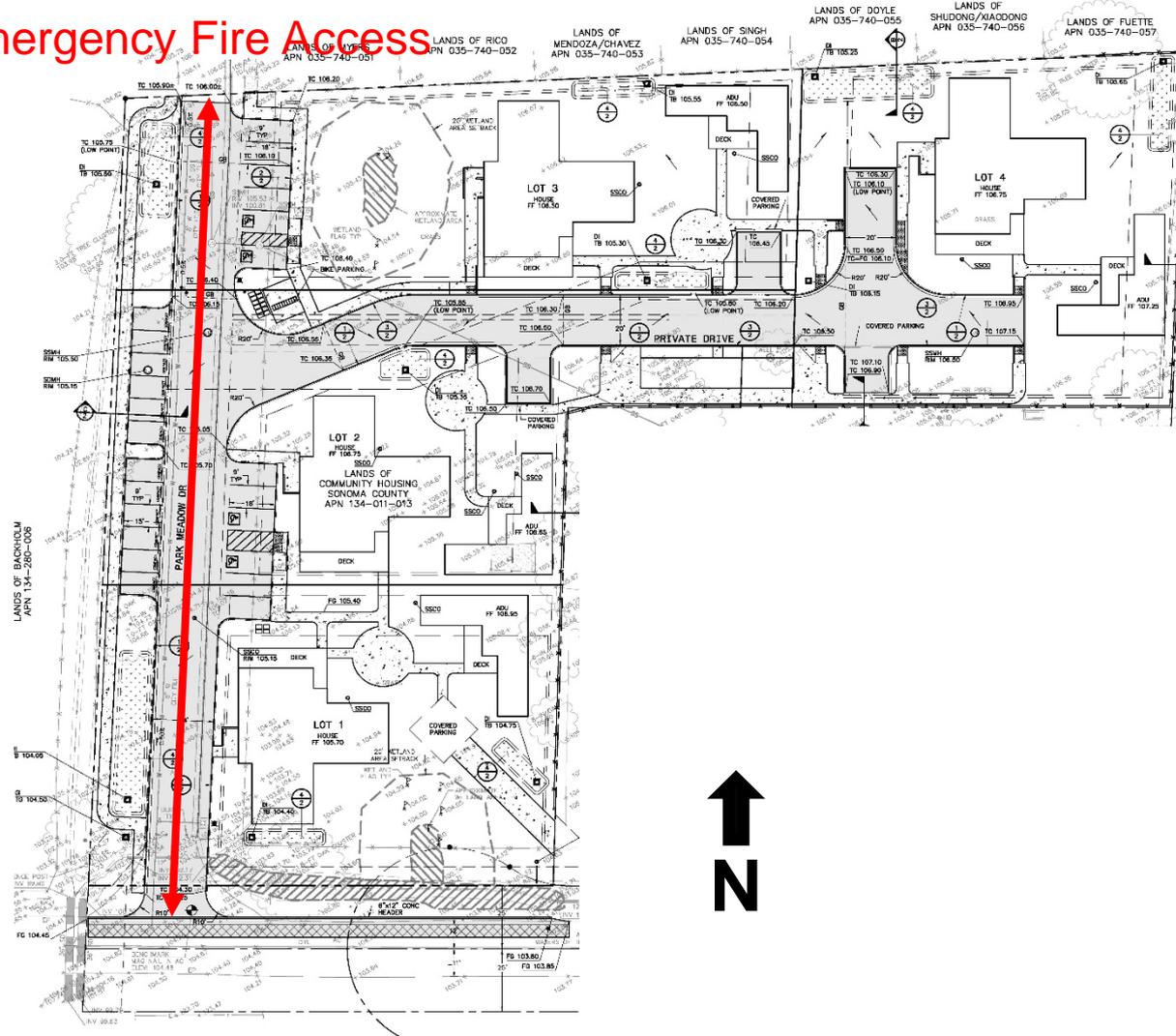


Lot Line Adjustment

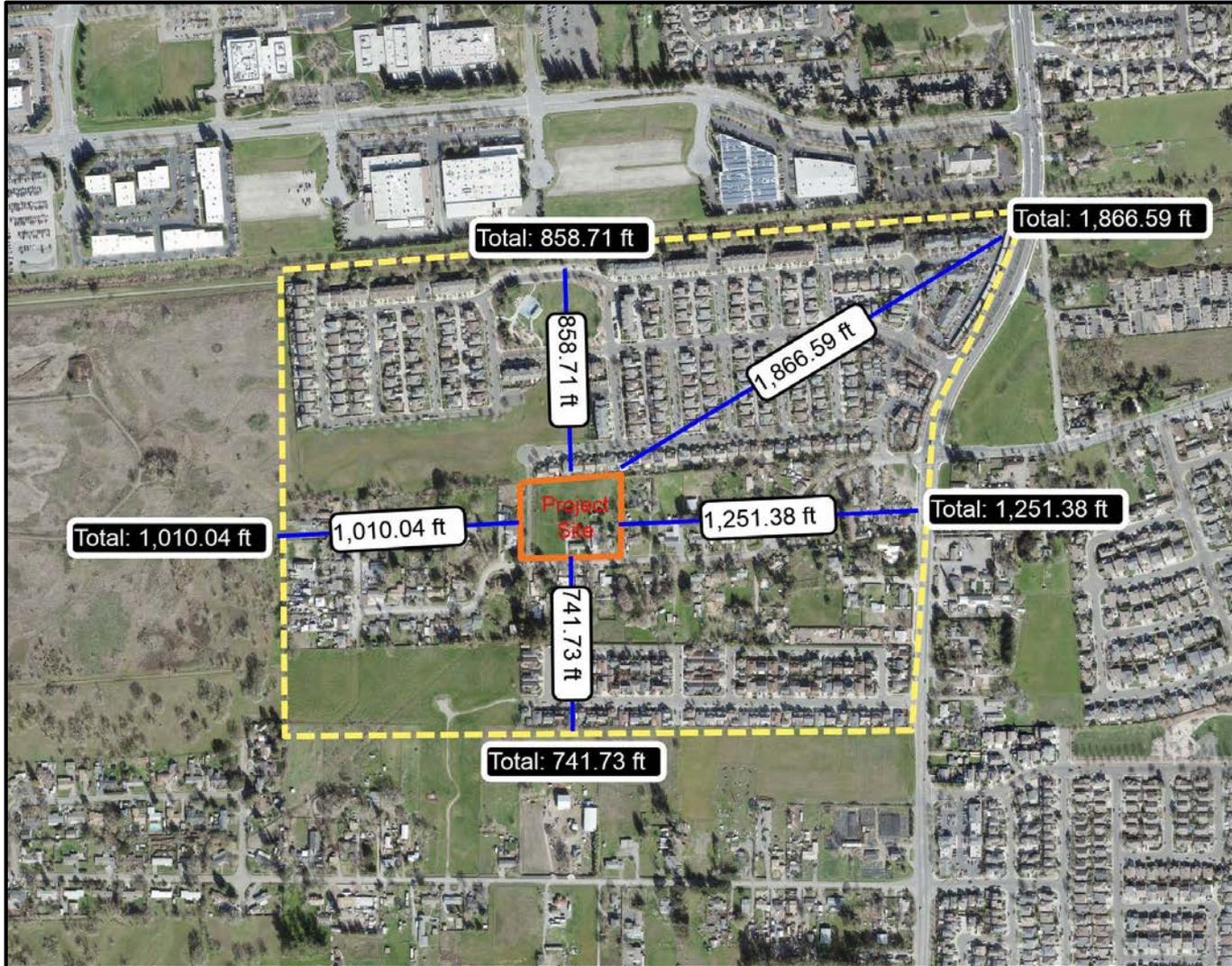


- **Feb 17, 2021** Project applications submitted
- **Apr 12, 2021** Pre-application Neighborhood Meeting was held
- **Apr 23, 2021** Notice of Pending Application was sent out
- **May 7, 2021** Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration for the Hearn Veterans Village Project was circulated
- **Jun 1, 2021** Planning Commission public hearing noticing distributed
- **Jun 10, 2021** Planning Commission meeting was held, and project was continued to a date uncertain.
- **Nov 29, 2021** Planning Commission public hearing noticing distributed
- **Dec 9, 2021** Planning Commission approved the project
- **Dec 21, 2021** Planning Commission decision was appealed

Emergency Fire Access







- **Inadequate analysis of biological resources requires preparation of an EIR**

Staff response: The three Biological Resource Assessments prepared for this project have been found to adequately address the potential biological impacts from the proposed project. The Addendum was prepared in compliance with CEQA and no additional analysis is required.

- **Loss of neighborhood character/Zoning Code inconsistency**

Staff response: The proposed project is consistent with the RR-20-RH zoning district and implements the Very Low-Density General Plan land use designation.

- **The project requires a Minor Conditional Use Permit for Supportive Housing**

Staff response: The project proposes 4 detached single-family units with for accessory dwelling units, which are allowed by right and consistent with the state law supportive housing is allowed by right.

- **The Project Requires National Environmental Policy Act (NEPA) review**

Staff response: NEPA has been completed for the Federal funds they have received, and any future funds would require further NEPA analysis.

- **The permanent supportive housing for 32 veterans is too dense.**
- **One-story buildings are preferred instead of two-story buildings.**
- **The future housing would increase the traffic, noise, and population.**
- **Drainage affecting the properties on West Hearn Avenue.**
- **Concerns over the emergency fire access.**

- The Planning Commission and the Planning and Economic Development Department recommends that Council, by resolution, deny the appeal and:
 1. adopt an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report, and
 2. approve a Tentative Parcel Map

for the Hearn Veterans Village Project, located at 2149 West Hearn Avenue.

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