

# House Santa Rosa

Cultural Heritage Board

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June 21, 2023

Conor McKay, Senior Planner

## House Santa Rosa - Description

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Grant-funded initiative to accelerate the production of housing and help local jurisdictions achieve compliance with Regional Housing Needs Assessment.

What is the LEAP Grant?

January 2022 – Awarded Grant

July 2022 – Full steam ahead

December 2022 – Community surveys distributed

September 2023 – Grant must be expended

# House Santa Rosa – Deliverable #1

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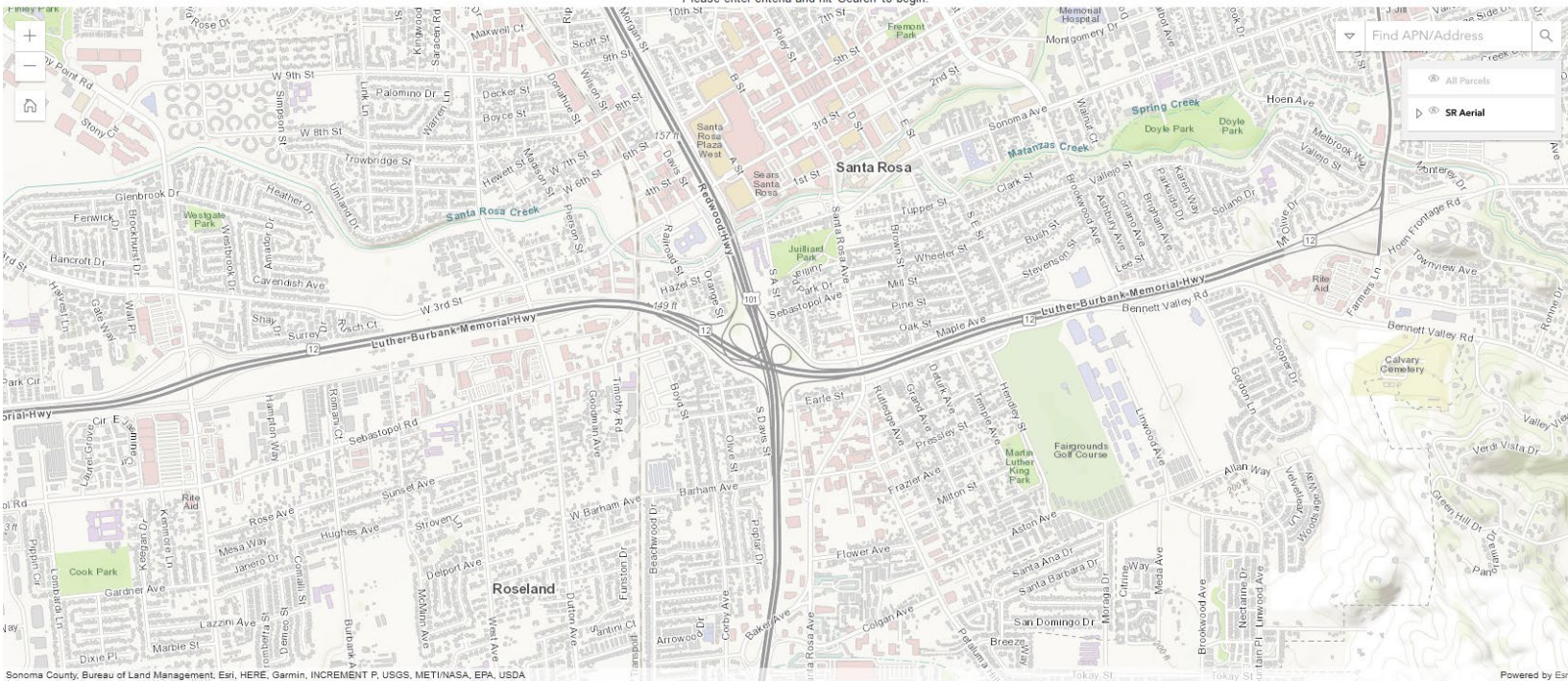
## 1. Development Feasibility Map and Dashboard

- Online map that shows specific development criteria and incentives that affect how a property can be developed
- Dashboard that allows a user to enter specific criteria (residential density, vacant lot, location within Priority Development Area) and receive a list of parcels that fit those criteria

# House Santa Rosa – Development Feasibility Tool

## House Santa Rosa

Please enter criteria and hit 'Search' to begin.



Search

Vacant Parcels Only:

☐

Estimated Project Value:

# of Units:

Affordable Housing:

☐

Height of Building:

Environmentally  
Streamlined:

☐

No Parking Requirement:

☐

No Traffic Study Required:

☐

Exclude Hazmat:

☐

On City Water:

☐

Exclude Tiger Salamander  
Areas:

☐

Exclude Wildland Urban  
Interface Areas:

☐

## Project Concept

A developer would like to build 25 units, with five units dedicated to Very Low-Income households, and 10 units dedicated to Low-Income households.

The property should be currently vacant, allow for a 35-foot structure, be located in a Specific Plan Area, and be located in an area that does not require on-site parking.



# House Santa Rosa – Development Feasibility Tool - Example

Search

Vacant Parcels Only:

☒

Estimated Project Value:

# of Units:

25

Affordable Housing:

☒

# of Low Income Units:

10

# of Very Low Income Units:

5

26 Bonus Units

(auto-calculates Density Bonus)

Height of Building:

35

Environmentally Streamlined:

☐

No Parking Requirement:

☒

No Traffic Study Required:

☐

Exclude Hazmat:

☐

On City Water:

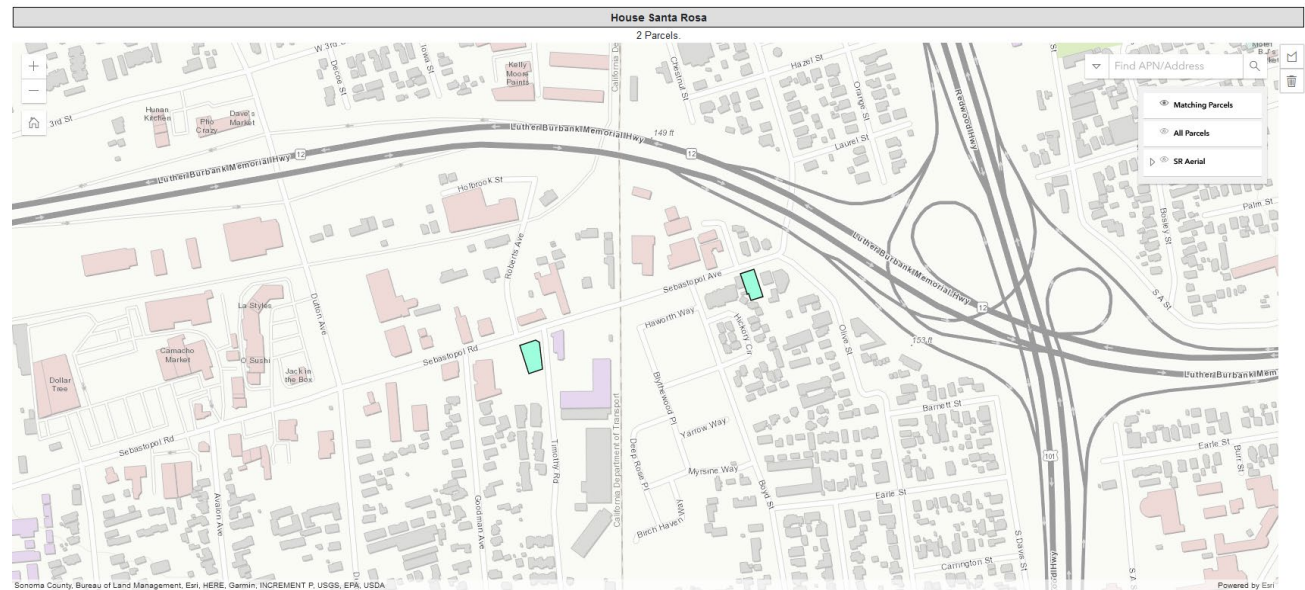
☐

Exclude Tiger Salamander Areas:

☐

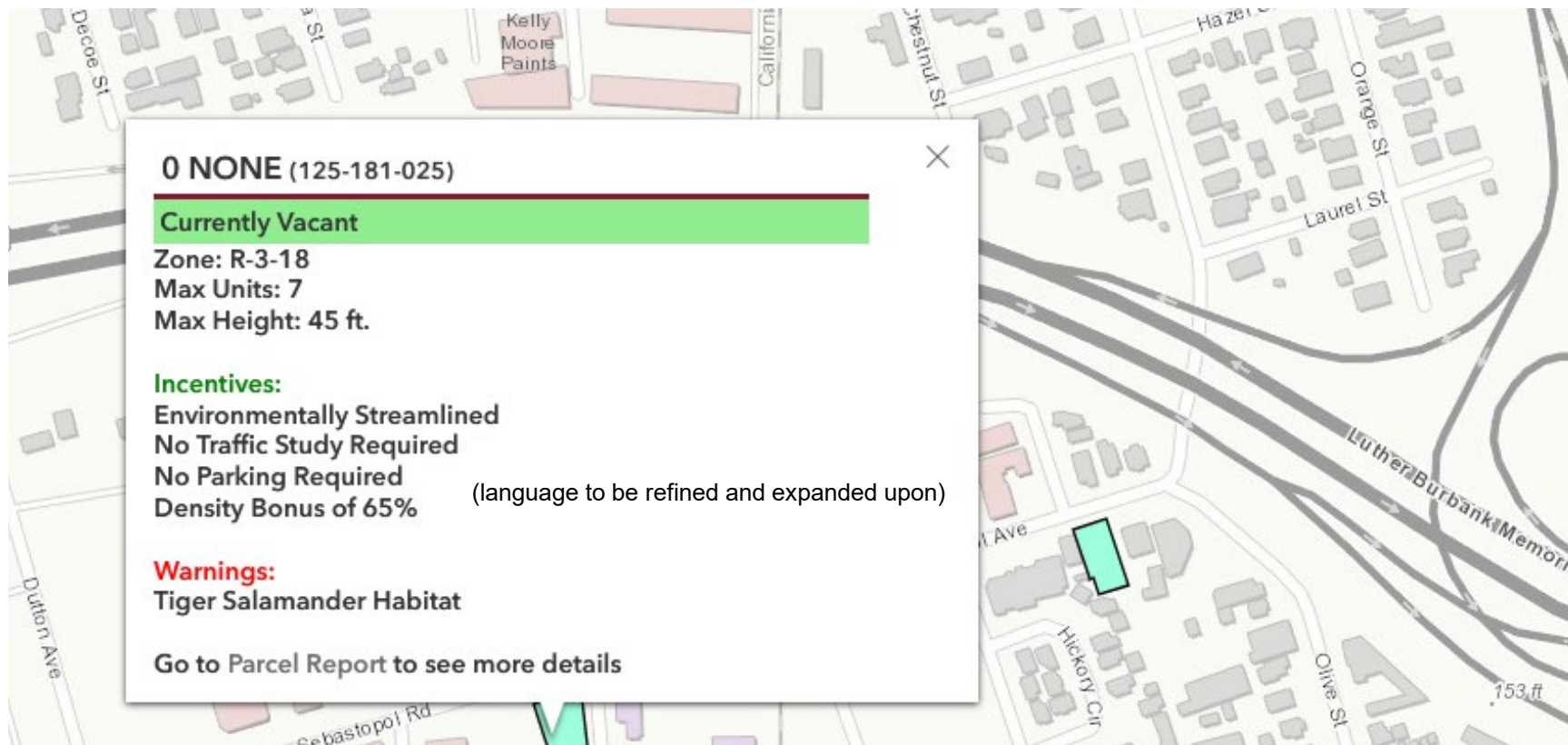
Exclude Wildland Urban Interface Areas:

☐



(list of resulting parcels to be located here)





## 2. Real-time Development Map and Dashboard

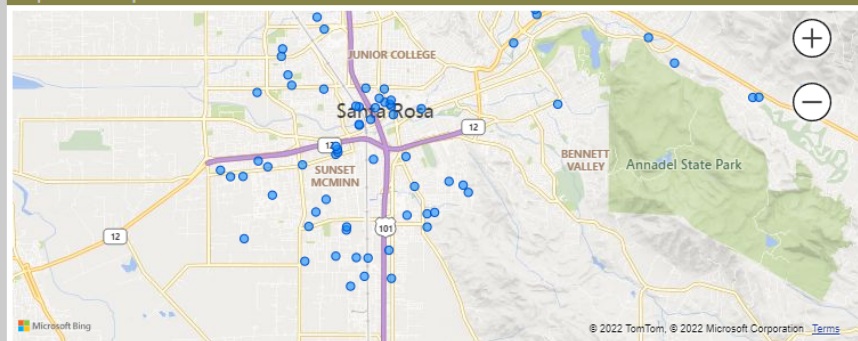
- Online map that displays project information, including specific details related to the development and the status of the proposal
- Dashboard that allows a user to enter project details and receive a list of projects that fit those criteria

## City of Santa Rosa Pending Developments - All Council Districts

This Pending Development report contains a list of land use permits currently under review or approved.

Project ID	Status	Status Date	Council District	Project Name	# of Units	Site Address	Land Use
MAJ04-004	Approved	3/10/2005 12:00:00 AM		KAWANA MEADOWS	62	1162 KAWANA SPRINGS RD	Single Family Dwelling
MJP04-029	Approved	11/28/2004 12:00:00 AM		COURTNEY ESTATES	54	1500 FULTON RD	Multi-Family Dwelling,S
MJP07-003	Approved	8/16/2012 12:00:00 AM		North Village II	116	2406 FULTON RD	Multi-Family Dwelling
MJP07-007	Approved	7/21/2007 12:00:00 AM		Vista Gabrielle	6	5150 SONOMA HWY	Single Family Dwelling
MJP07-037	Approved	12/14/2007 12:00:00 AM		DUTTON AVE SUBDIVISION	6	895 DUTTON AVE	Single Family Dwelling
PRJ18-002	Inactive	6/13/2022 12:00:00 AM	0	Lillian Court Subdivision	10	600 W COLLEGE AVE	Small Lot Residential Pr
PRJ21-013	Approved	8/15/2022 12:00:00 AM	0	Avenue 3111 Storage & Apartments	48	3111 SANTA ROSA AVE	Multi-Family Dwelling,S
DR18-044	Approved	7/9/2019 12:00:00 AM	1	Yolanda Apartments	252	325 YOLANDA AVE	Multi-Family Dwelling
DR20-051	Under Review	10/19/2022 12:00:00 AM	1	Mosaic Apartments	147	1683 PETALUMA HILL RD	Multi-Family Dwelling
DR21-001	Approved	8/3/2021 12:00:00 AM	1	Casa Roseland	75	665 SEBASTOPOL RD	Multi-Family Dwelling
DR21-017	Approved	10/4/2022 12:00:00 AM	1	Ponderosa Village SB 35 Application	51	250 ROSELAND AVE	Multi-Family Dwelling
DR21-019	Approved	9/7/2021 12:00:00 AM	1	Acme Family Apartments	77	1885 SEBASTOPOL RD	Multi-Family Dwelling
MJP13-009	Approved	3/11/2020 12:00:00 AM	1	Bellevue Ranch 7	30	2903 DUTTON MEADOW	Single Family Dwelling,
DR15-033	Approved	2/31/2017 12:00:00 AM	1	Dutton Avenue Residences	107	2150 DUTTON AVE	Multi-Family Dwelling
<b>Total</b>					<b>6129</b>		

### Map of Developments



### Report Filters

Land Use

All

Location

All

Affordable Housing

All

Status

☐ Select all
 ☐ Approved
 ☐ Inactive
 ☐ Under Review

Council District

All

All Developments with Filters

District 1

District 2

District 3

District 4





District 5


District 6


District 7

**Report Filters**

**Land Use**

All   ...   ...

**Location** 

All 

**Status**


☒ Select all

☒ Approved


☐ Inactive

☐ Under Review

**Affordable Housing**

All 

**Council District**

All 

New filters to be added

Ex: Parking concessions

Building height

Affordability breakdown

Approval date

## House Santa Rosa - Objectives

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- Help community members and developers understand how parcels throughout the City can be developed
- Create greater transparency regarding housing projects that are proposed and approved
- Create efficiencies related to required annual reporting.
- Simplify analysis of the effectiveness of housing policies by providing a user-friendly platform that displays where development is happening throughout the City.

## House Santa Rosa – The Team

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Jackie Reese, IT

Joshua Damron, Engineering / IT

Jill Garibaldi

Amy N

Chris Greene, GIS

Matt Stull, GIS

Planning Division

Other internal departments (Fire, Building, Engineering)

Developer community of Santa Rosa

Santa Rosa residents/community members

....all of you!

# House Santa Rosa – Next Steps

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## Development Feasibility Tool

Build out additional regulations and incentives of development

## Real-Time Development Map and Dashboard

Introduce additional filters based on new data

## Gather feedback from Boards and Commissions

Cultural Heritage Board – June 21st

Planning Commission – June 22nd



Ask questions, and provide input on:

- Site characteristics (regulations and incentives) that are important in determining the feasibility of development for the site
- Project details that are important to the community (phase of the project, number of units, number of parking spaces, etc)
- Anything else!

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Planning Division

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