

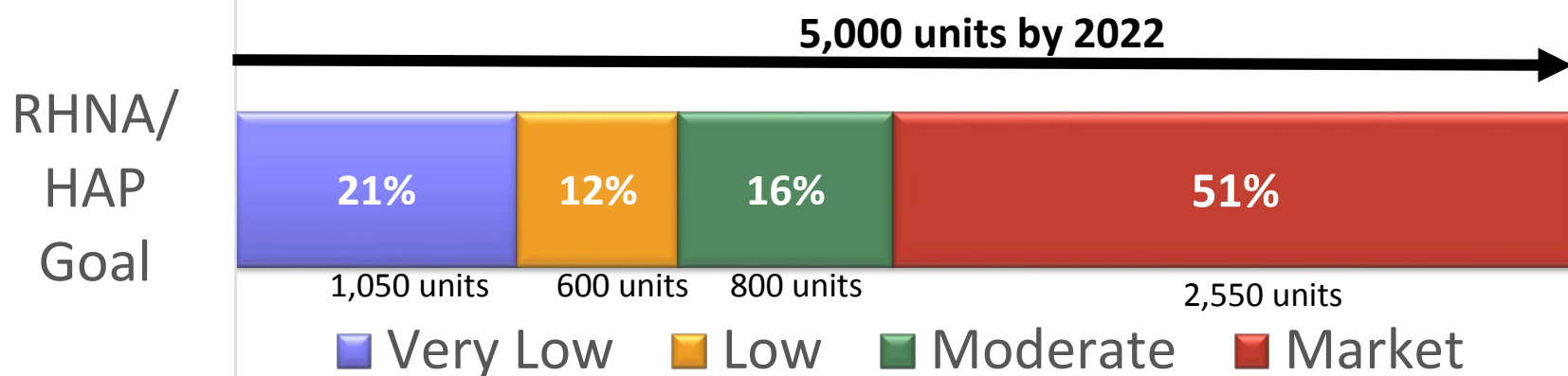
Air Center East Phase II Extension

1301 Ludwig Avenue

April 13, 2017

Amy Nicholson
City Planner
Planning and Economic Development


Housing Action Plan



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

Air Center East Phase II: Total 131 units

 Market Rate:
131 Units (5.1% of goal)

 Moderate/Second Unit:
0 Units (0% of goal)

- A one-year time extension for an approved 131 single-family lot subdivision, and three California Tiger Salamander (CTS) habitat parcels, on a 37.1-acre site

Project Location

1301 Ludwig Avenue



Project Location 1301 Ludwig Avenue

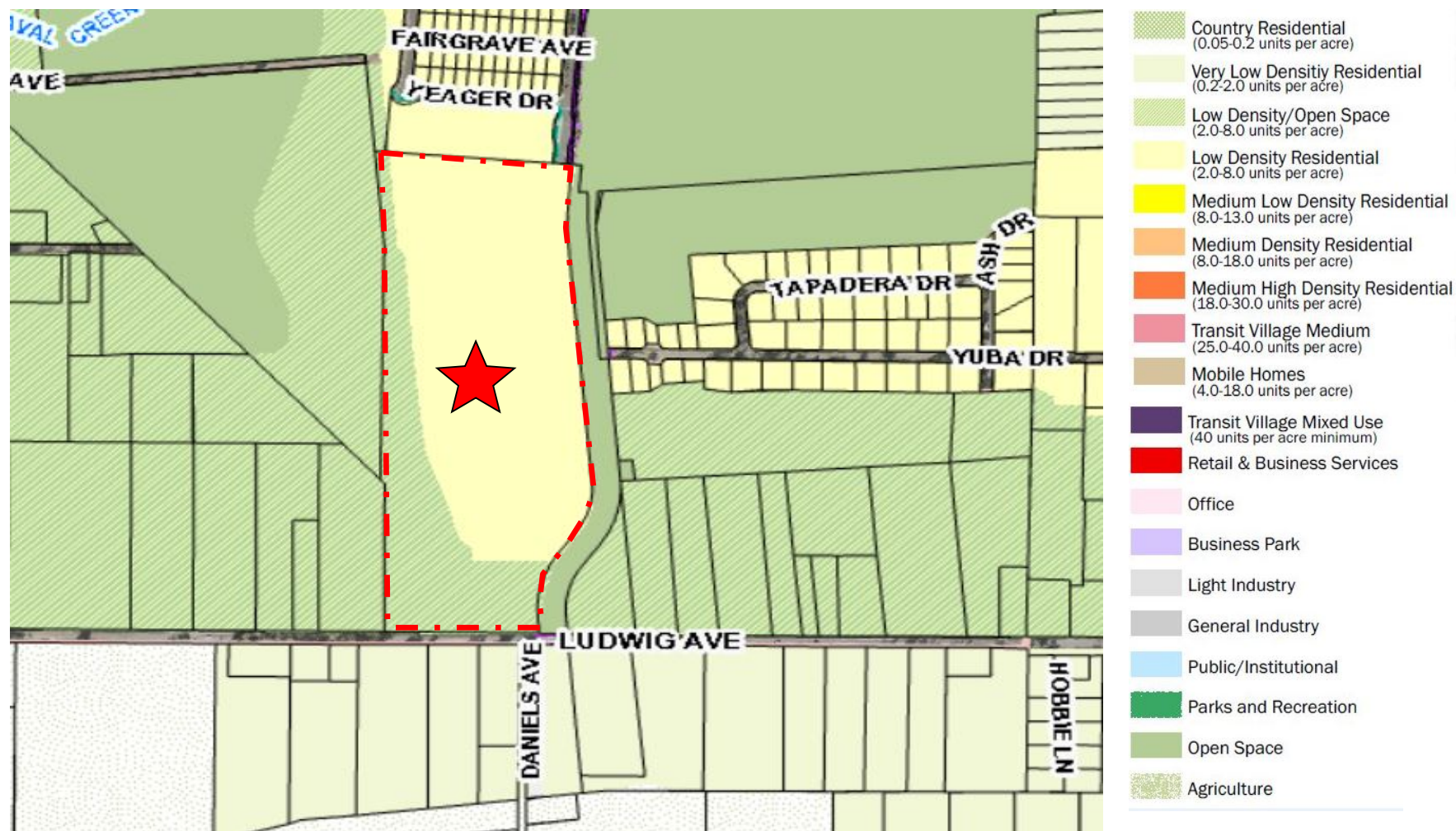


- April 11, 2002 - Planning Commission approved Air Center East Phase II project
- July 2002 - California Tiger Salamander classified as an endangered species
- March 30, 2004 - 610-day development moratorium established based on the classification of the California Tiger Salamander as endangered species
- Moratorium resulted in the extension of the Tentative Map and Conditional Use Permit to December 12, 2005

- December 2005 – application filed for a one-year time extension
- December 2005 and August 2009 - applicant worked with the CDFW and USFWS to incorporate the CTS habitat into the project
- August 27, 2009 - Planning Commission approved four one-year time extensions, extending expiration to December 12, 2009
- California State Legislature passed a series of bills, extending the expiration date to December 12, 2016
- October 13, 2016 - application for a one-year time extension submitted

General Plan

Low Density Residential & Low Density/Open Space





- Planned development
- Designated for detached single-family use
- Consistent with development standards in Conditional Use Permit and Zoning Code

Environmental Review

California Environmental Quality Act (CEQA)

- Reviewed in compliance with the California Environmental Quality Act (CEQA)
 - April 11, 2002 – project within the scope of previously certified Southwest Santa Rosa Area Plan Final Environmental Impact Report
 - Scope of the project unchanged
 - New circumstance and new information under the CEQA Guidelines Section 15162
 - Classification of the California Tiger Salamander (CTS) as an endangered species subsequent to the certification of the EIR
 - 82.65 acres of land to be dedicated for CTS habitat

Tentative Map



- Development Advisory Committee (DAC) Report, dated August 6, 2009
 - Condition #13 of Report relates to the Housing Allocation Plan (HAP) which reads, “This project is subject to the provisions of the City's Housing Allocation Plan and shall provide 15% of the total units for households whose income does not exceed that of a low-income household...”
- Applicant is requesting a revised condition of approval that requires compliance with City’s current Housing Allocation Plan

- Time extension request noticed pursuant to Chapter 20-66 of the City Code
 - Mailing of notices to property owners
 - Installation of an on-site sign
 - Announcement published in the Press Democrat
- Comments received on the following topics:
 - Condition of Ludwig Avenue
 - Safety on Ludwig Avenue
 - Neighborhood compatibility of density and potential building height

It is recommended by Planning and Economic Development Department that the Planning Commission:

- approve a one-year time extension for the Air Center East Phase II Tentative Map to subdivide an approximately 37.1-acre parcel into 131 single family lots and three common parcels

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