

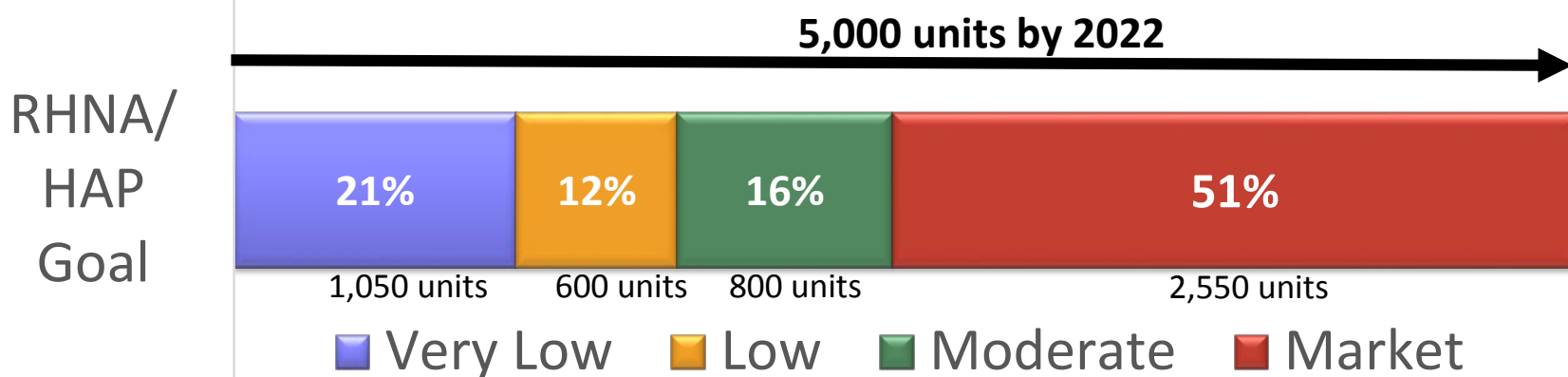
Montgomery Creek Subdivision Time Extension

4347 Montgomery Drive

February 8, 2018

Susie Murray, City Planner
Planning and Economic Development

Housing Action Plan



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

Montgomery Creek: Total five new units



Market Rate:
5 Units (0.2% of goal)

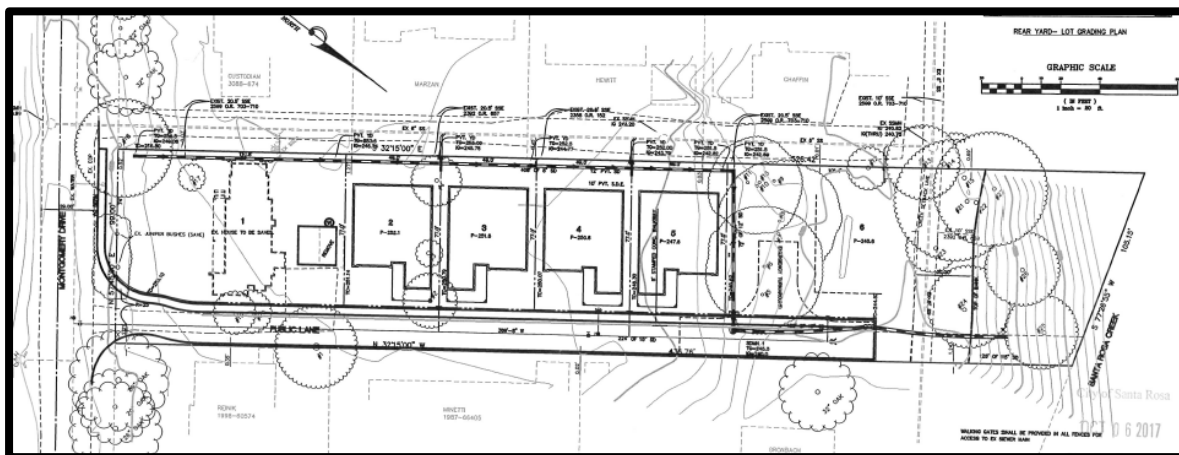
Project Description

Approved Project

- Tentative Map
- Conditional Use Permit

Current Project (before the Commission)

- Two 12-month time extensions
- Extend expiration to November 8, 2018

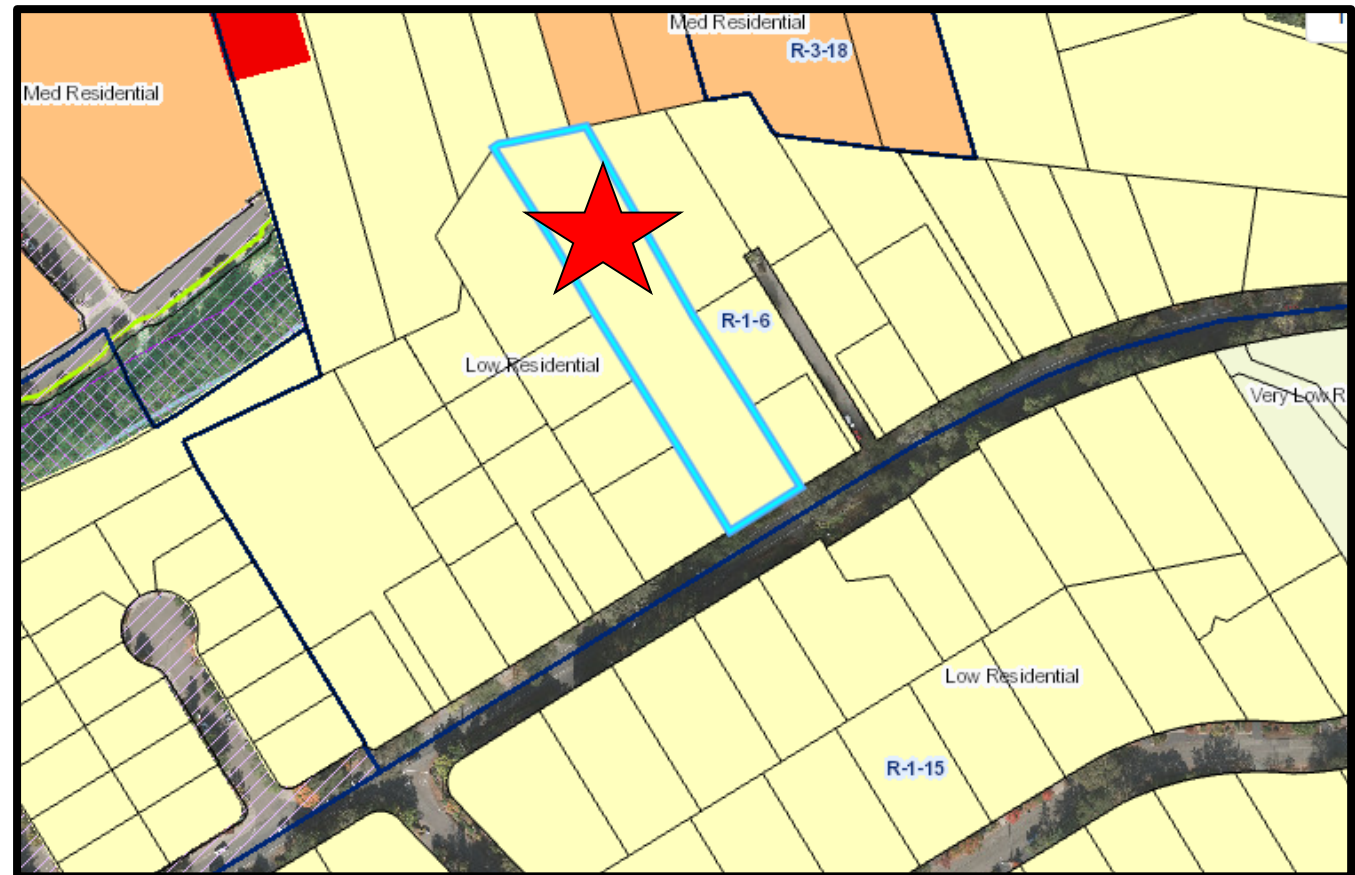


4743 Montgomery Drive

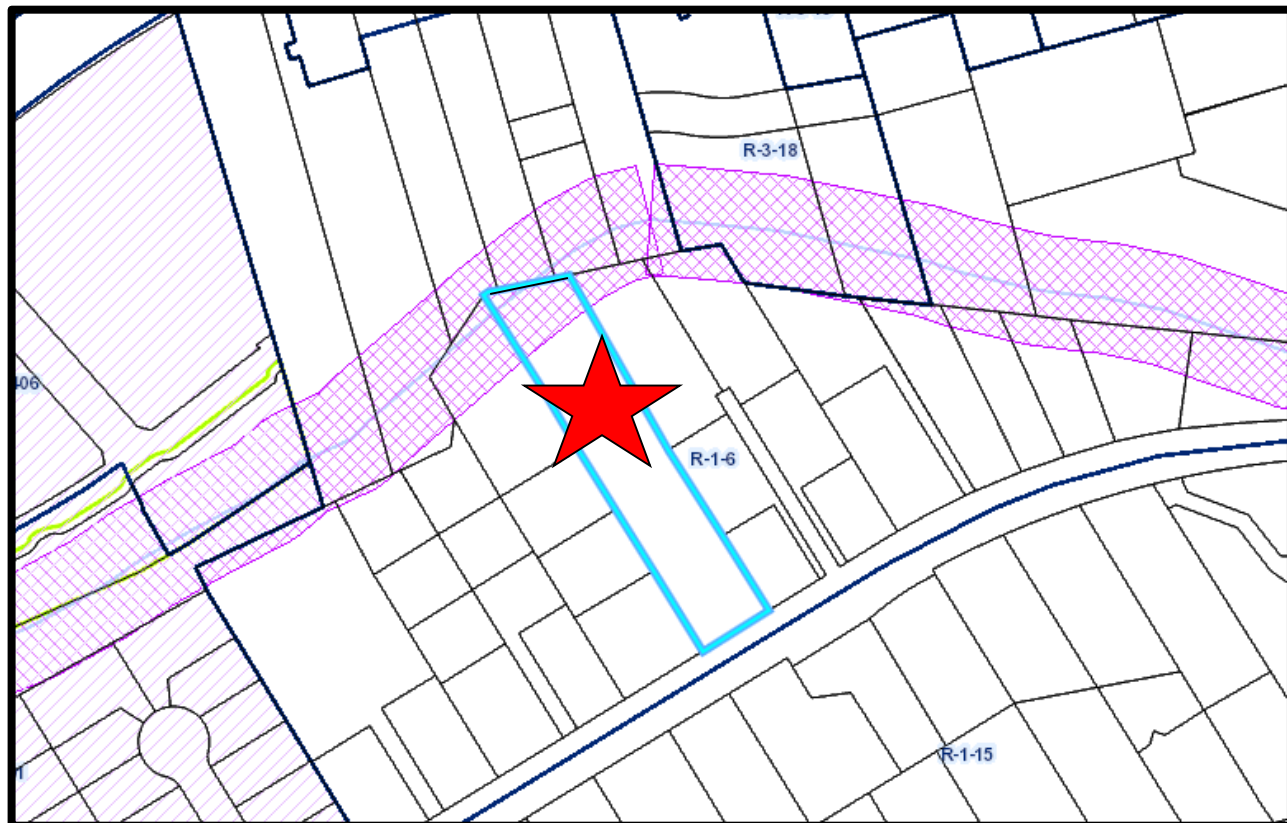


Project History

- November 8, 2007- Project approval
- 2009 thru 2016 - State-mandated extensions
- October 3, 2016 - First request submitted
- October 6, 2017- Second request submitted



R-1-6 Single-family Residential



Environmental Review

California Environmental Quality Act (CEQA)

Reviewed in compliance with the California Environmental Quality Act (CEQA)

- Montgomery Creek Mitigated Negative Declaration
- CEQA Guidelines 15162
 - No plan changes;
 - No new information of substantial importance since 2010; and
 - Required site improvements are nearing completeness.

Noticing & Public Comment

- Noticing complete (Zoning Code § 20-66)
- No comments relating to the Time Extensions received



Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission approve two 12-month Time Extensions to extend the Montgomery Creek Subdivision Tentative Map expiration date to November 8, 2018.

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