

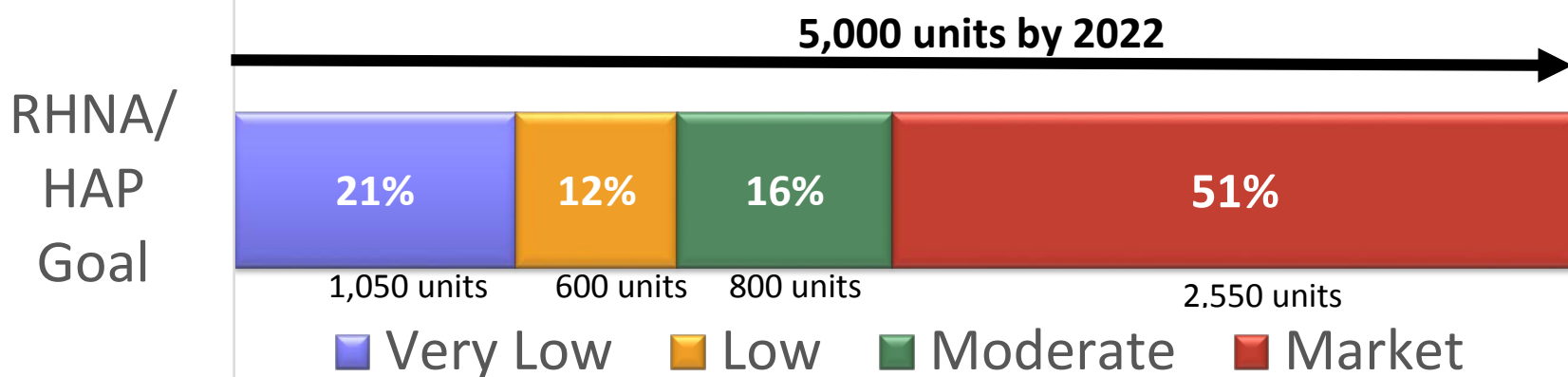
Kerry Ranch I Tentative Map Time Extensions

2181 Francisco Avenue

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Housing Action Plan



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

Kerry Ranch I Subdivision: Total 37 units



Market Rate:

37 Units* (1.5% of goal)

***Figure Includes 12 Accessory Units**

Request for:

- Two, Consecutive One-year Time Extensions
- New expiration dates: December 4, 2017 & 2018
- Tentative Map to subdivide 3.95 acres:
 - 25 single-family lots with 12 Accessory DUs
 - Lot Size - 3,820 square feet to 6,632 square feet
 - Improvements to Francisco and San Miguel, construction of new internal street, construction of pedestrian path to Jack London School

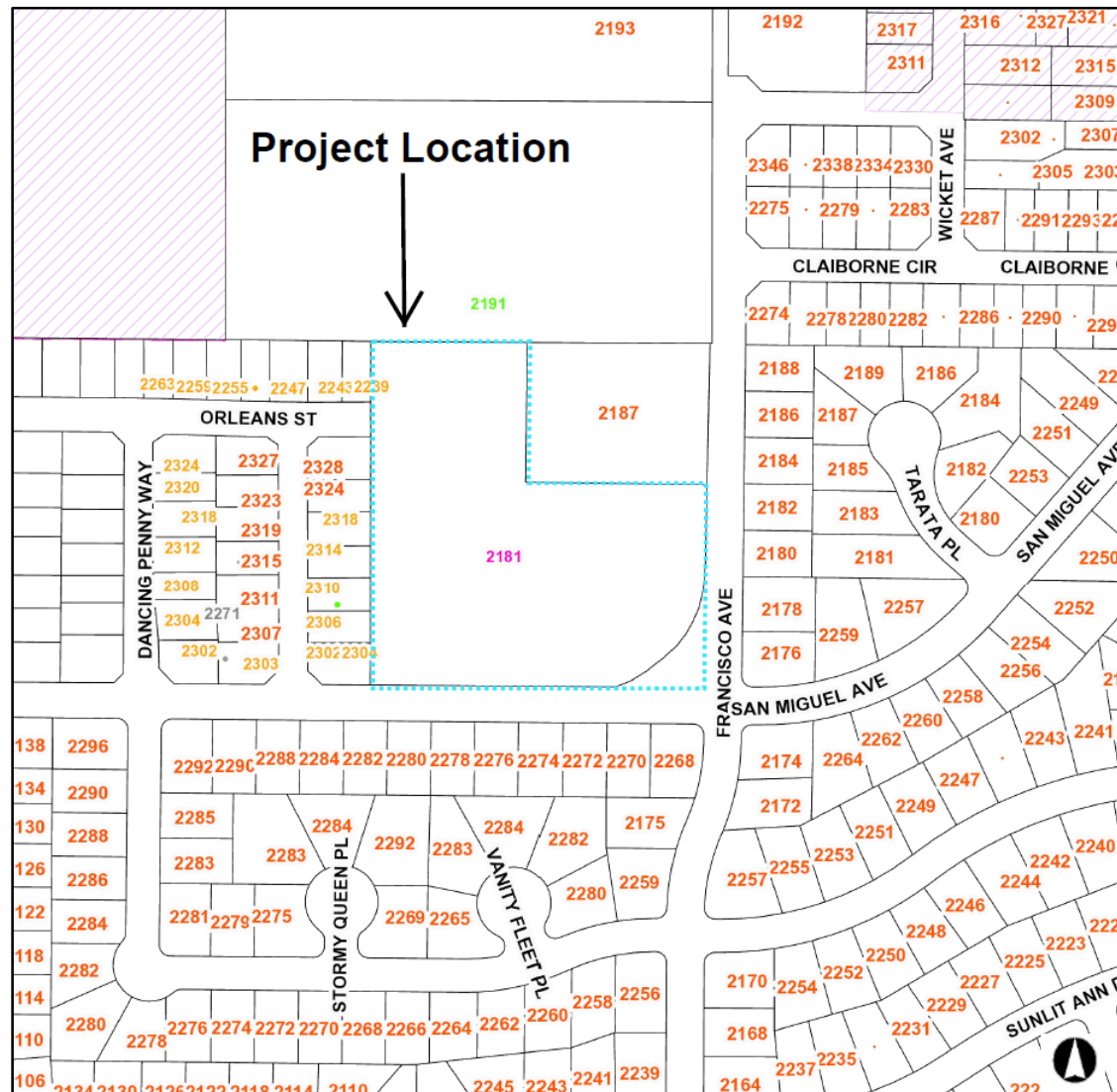
Project Location

2181 Francisco Avenue

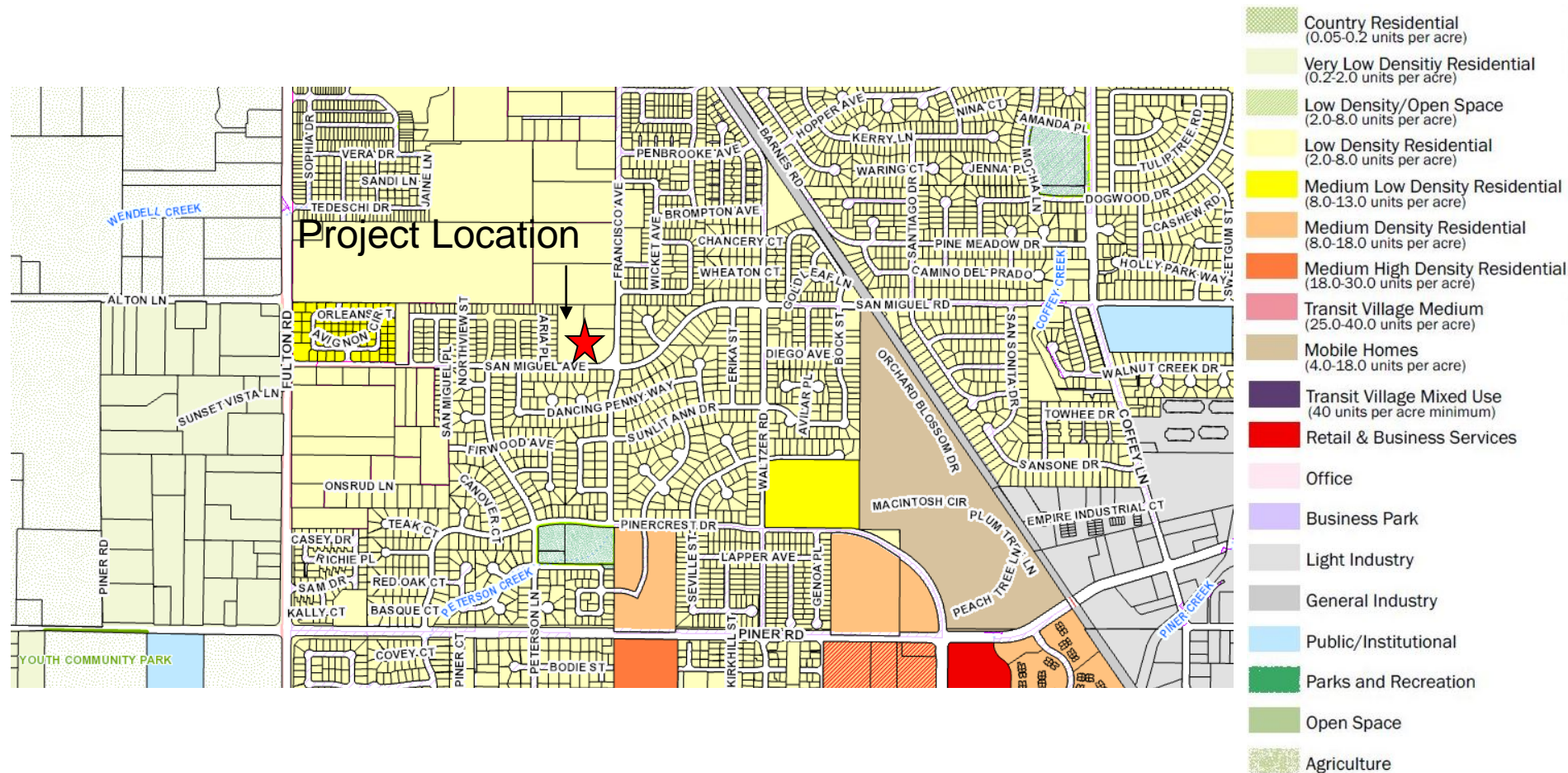


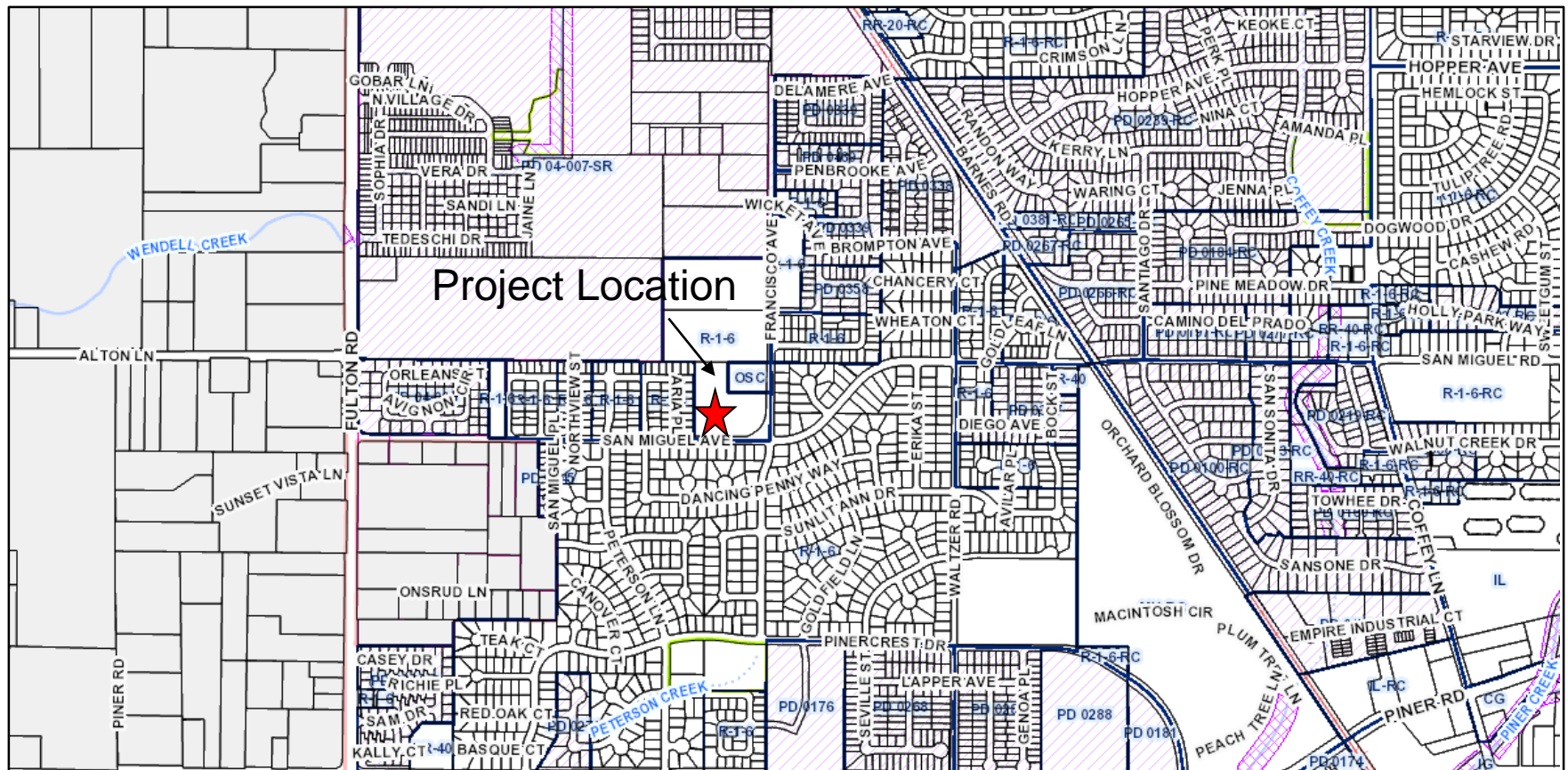
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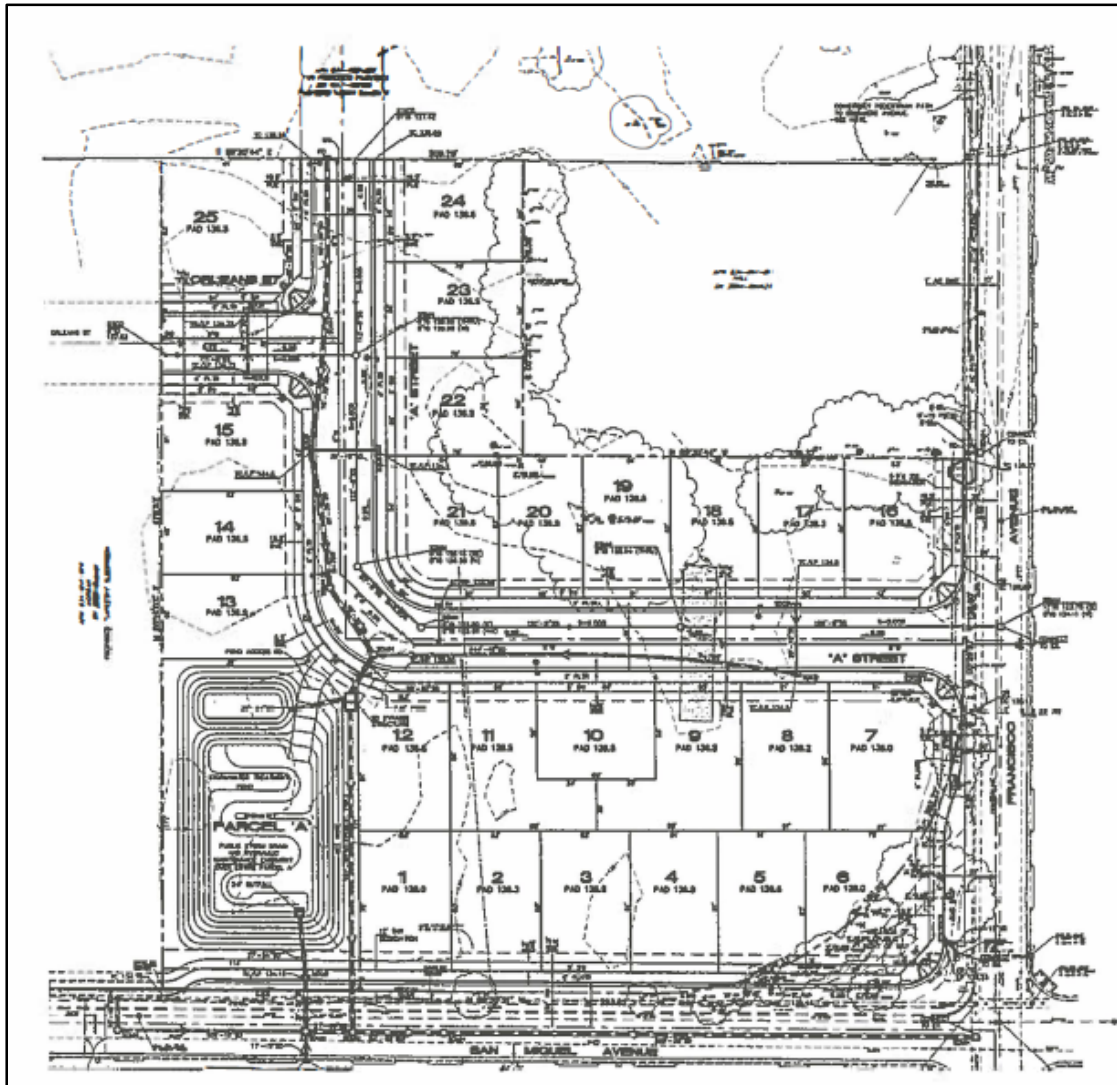


- 2000 – Project area annexed: OSC pre-zoning; General Plan Low Density Residential
- October 11, 2007; December 4, 2007 – PC recommends City Council adopt MND, rezone from OSC to R-1-6
- PC approves Tentative Map and Small Lot CUP; approvals appealed
- December 4, 2009 – Map would expire, except several automatic Time Extensions are granted by the State legislature. New expiration date set to December 4, 2016
- August 24, 2016 and July 7, 2017 – Applications for TM and CUP Time Extensions submitted to PED





Approved Tentative Map



LOT AREAS

LOT NO.	LOT SIZE SF	LOT COVERAGE	LOT NO.	LOT SIZE SF	LOT COVERAGE
1	4,146	46%	16	4,622	40%
2	4,163	38%	17	4,683	34%
3	4,182	38%	18	4,683	34%
4	4,183	48%	19	4,683	34%
5	4,184	48%	20	4,683	34%
6	4,184	48%	21	4,683	34%
7	4,184	48%	22	4,683	34%
8	4,184	48%	23	4,683	34%
9	4,184	48%	24	4,683	34%
10	4,184	48%	25	4,683	34%
11	4,184	48%			
12	4,184	48%			
13	4,184	48%			
14	4,184	48%			
15	4,184	48%			

NOTES

- ALL PUBLIC STORM DRAIN TO BE HOPE UNLESS OTHERWISE NOTED.
- ALL PUBLIC SANITARY SEWER TO BE PVC UNLESS OTHERWISE NOTED.
- ALL UTILITIES AND STORM DRAIN SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- REMOVE ALL ON-SITE EXIST. WEEDS.
- PROVIDE A 4' WIDE PAVED PEDESTRIAN PATH ALONG THE EXISTING SIDE OF FRANCISCO AVENUE FROM THE PROJECT BOUNDARY TO THE EXISTING PATH NEAR THE INTERSECTION OF DELANUE AVENUE AND FRANCISCO AVENUE.

Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study/Mitigated Negative Declaration adopted for the Kerry Ranch project on December 4, 2007
- No additional environmental review necessary, pursuant to CEQA Guidelines 15162

It is recommended by the Planning and Economic Development Department that the Planning Commission approve two consecutive one-year Time Extensions for the Kerry Ranch I Tentative Map.

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