

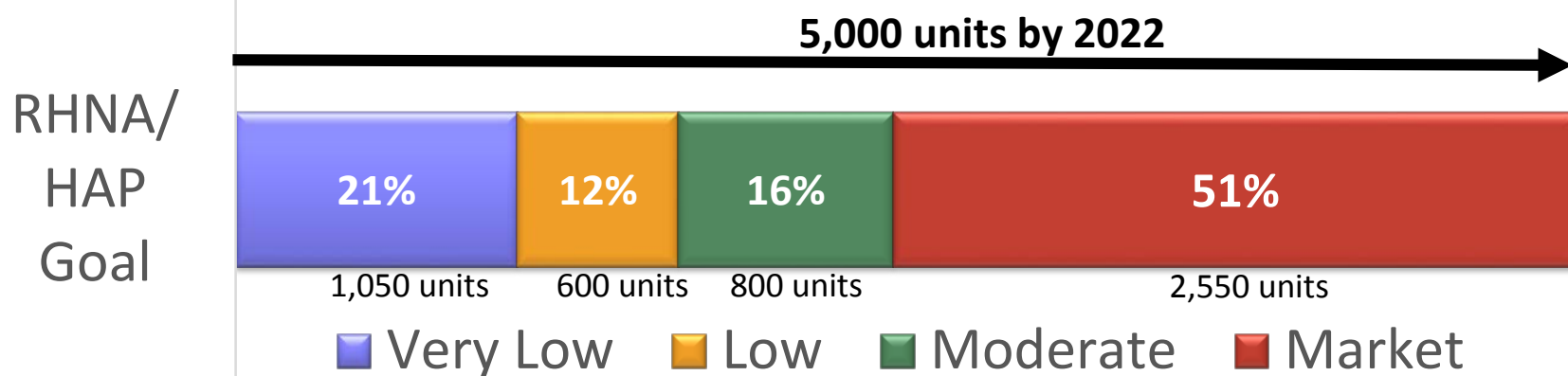
The Arbors Subdivision Time Extension

3500 Lake Park Drive

February 22, 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 37 new units

 Market Rate:
37 Units (1.5% of goal)

Project Description

Approved Project

- Tentative Map
- Conditional Use Permit
- Hillside Development Permit

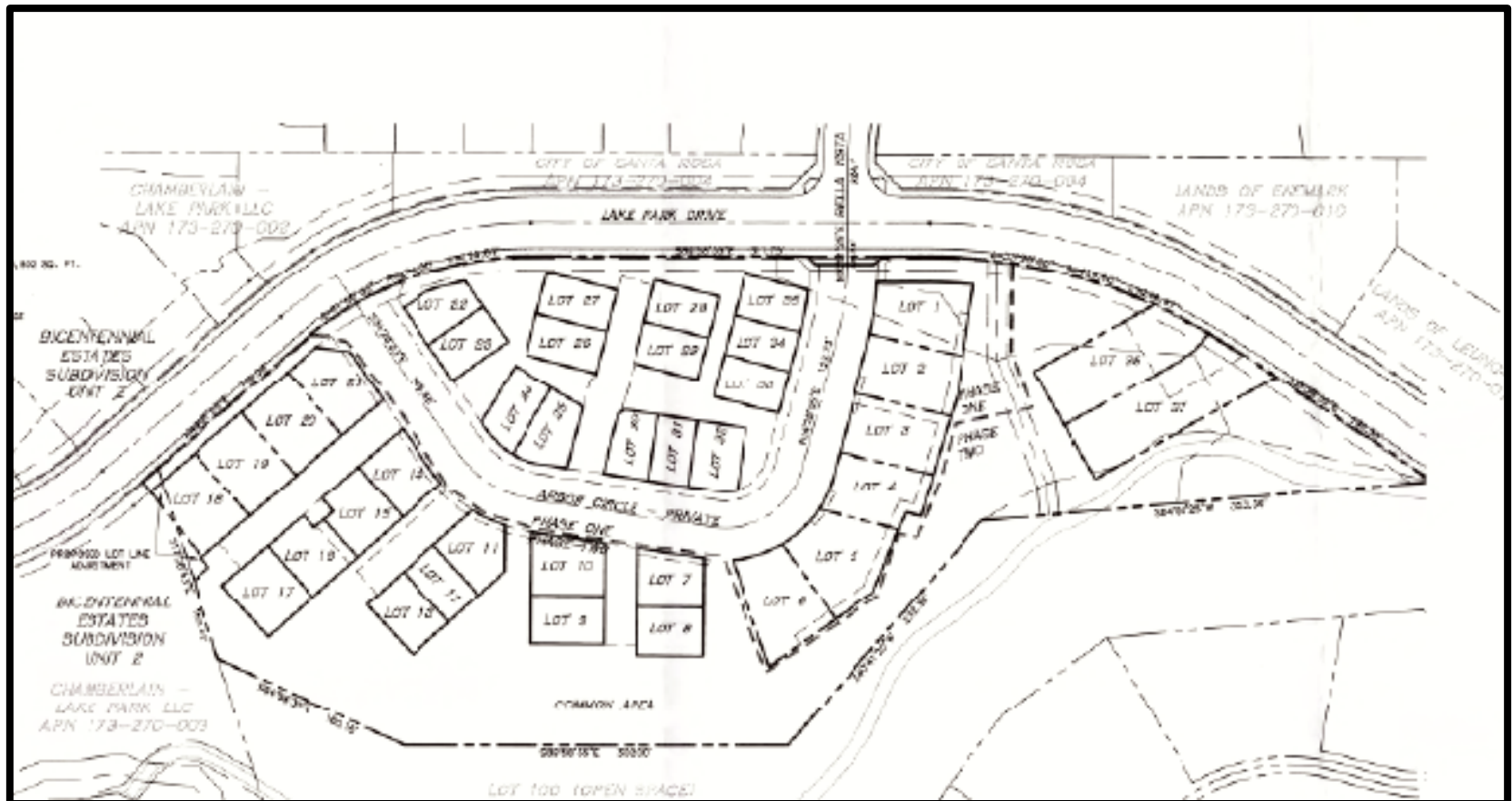
Current Project (before the Commission)

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

4743 Montgomery Drive

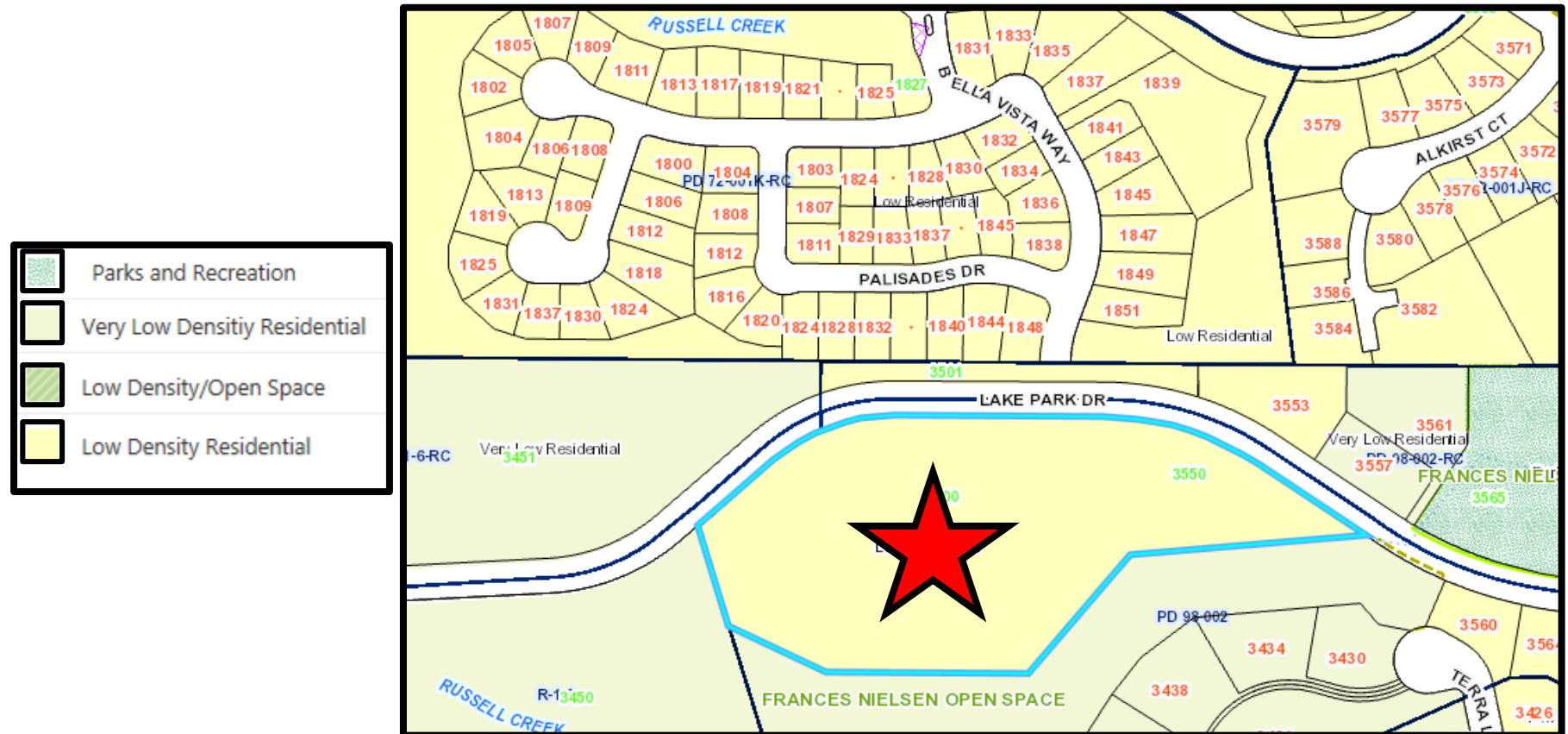


4743 Montgomery Drive

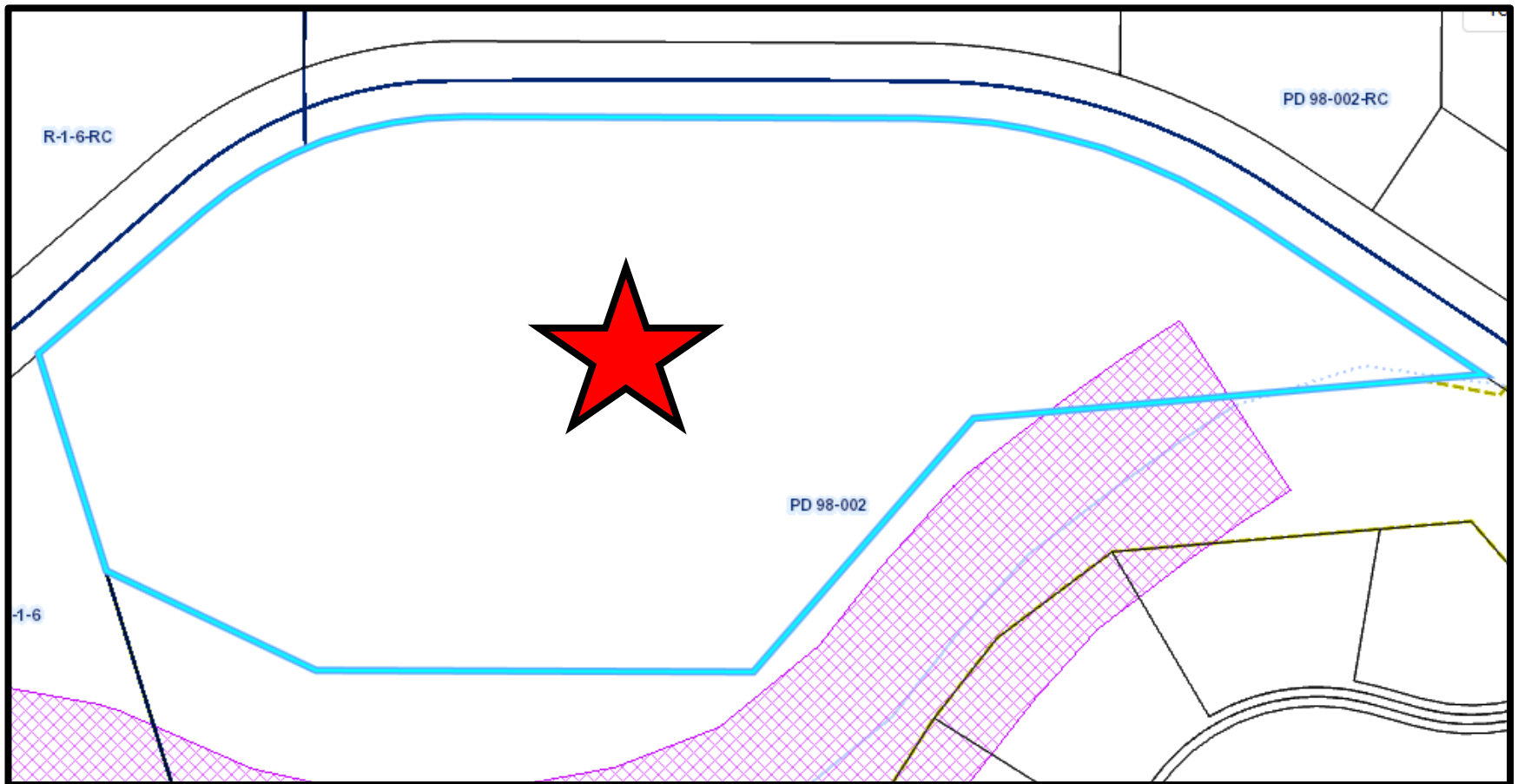


Project History

- November 8, 2010 - Project approved
- 2009 thru 2016 - State-mandated extensions to April 8, 2016
- September 22, 2016 - First of five City-approved extensions to April 8, 2017
- March 1, 2017- Request for second time extension submitted
- January 22, 2018 - Request for third time extension submitted



PD (Planned Development)



Environmental Review

California Environmental Quality Act (CEQA)

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

- The Arbors Mitigated Negative Declaration
- CEQA Guidelines 15162
 - No plan changes; and
 - Project conditioned to provide current arborist evaluation.

Noticing & Public Comment

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



It is recommended by the Planning and Economic Development Department that the Planning Commission approve two 12-month Time Extensions to extend The Arbors Subdivision Tentative Map expiration date to April 8, 2019.

Susie Murray
City Planner
Planning and Economic Development
smurray@srcity.org
(707) 543-4348

