

# Montecito Townhomes

## Conditional Use Permit and Tentative Map

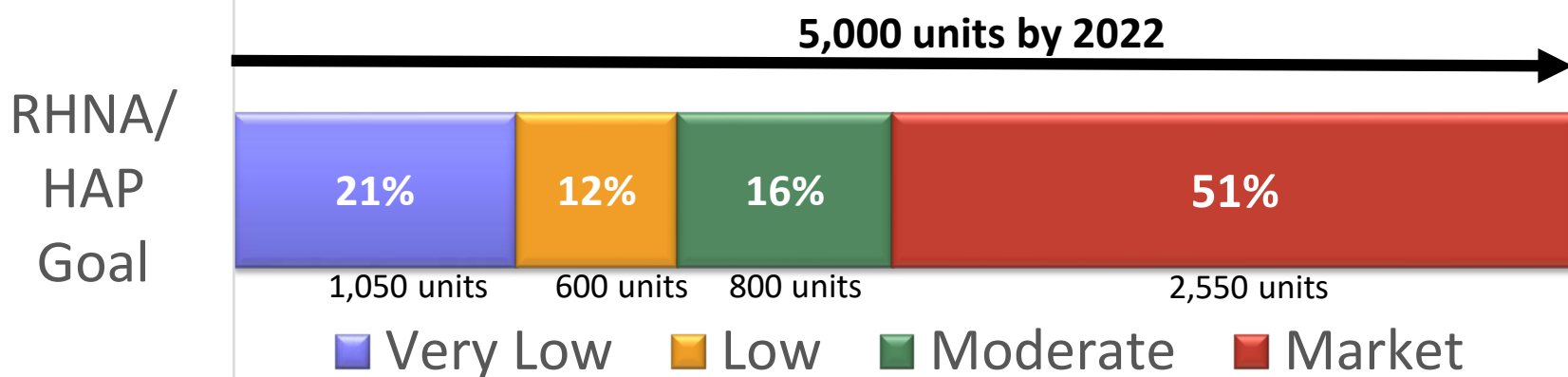
Planning Commission

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November 29, 2018

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Planning and Economic Development

# Housing Action Plan



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

## Montecito Townhomes: Total 8 units

### Rental Project (10% low):



Market Rate:  
0 Units (0% of goal)



Low Income:  
0 Units (0% of goal)

### For Sale Project (20% low):



Market Rate:  
8 Units (0.3% of goal)



Moderate Income:  
0 Units (0% of goal)

## Residential Small Lot Subdivision:

- Conditional Use Permit to create eight fee simple lots less than 6,000 square feet
- Tentative Map to subdivide 0.50 acres:
  - Eight fee simple residential lots
  - Eight attached single-family dwelling units (townhomes)
  - Associated infrastructure

# Project Location

## 0 Montecito Boulevard





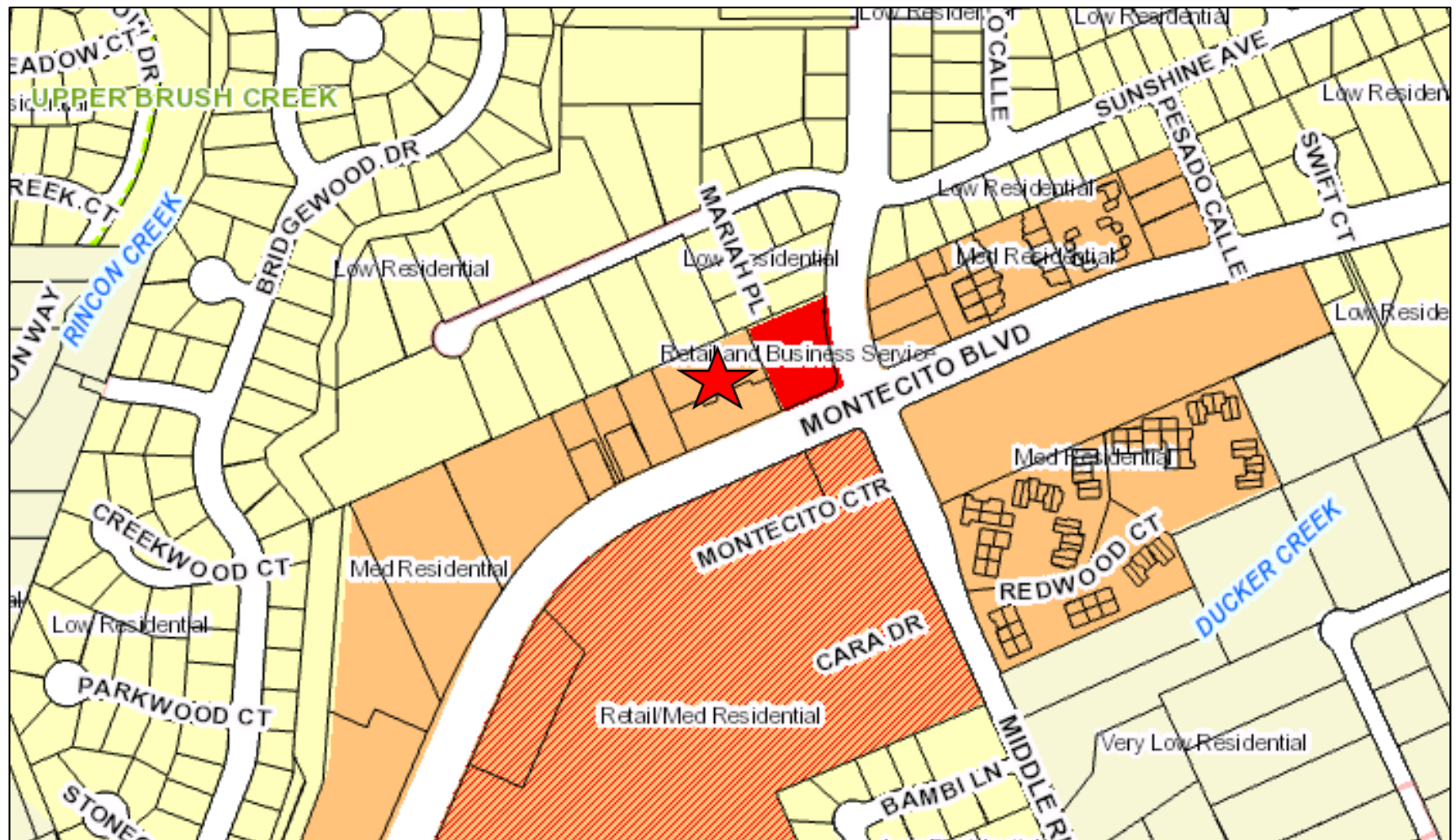
# Project Location 0 Montecito Boulevard



# Project History

- On March 8, 2015, a Pre-Application Neighborhood Meeting was held for the project. Six neighbors in the project vicinity attended the meeting. Concerns were expressed regarding shadows, wind, drainage, impacts to existing trees, and privacy.
- On August 3, 2017, the Tentative Map application was submitted.
- On December 7, 2017, the Conditional Use Permit application was submitted.
- The submitted application was deemed complete on September 12, 2018 after additional information was provided.







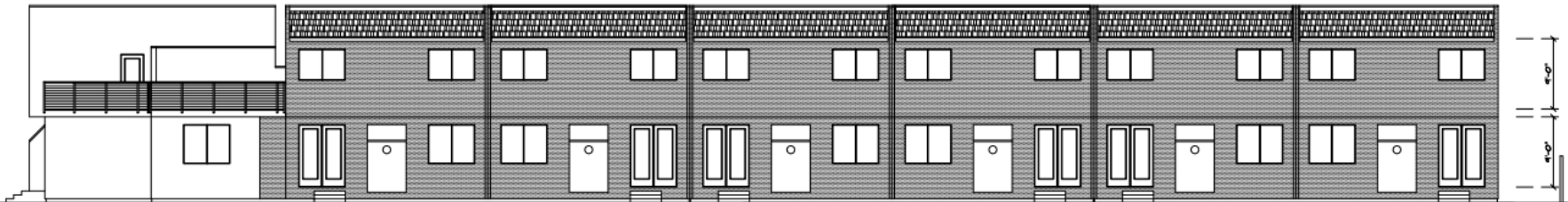




# Conditional Use Permit Residential Small Lot Subdivision



**FRONT ELEVATION**  
SCALE 1/8"=1'-0"

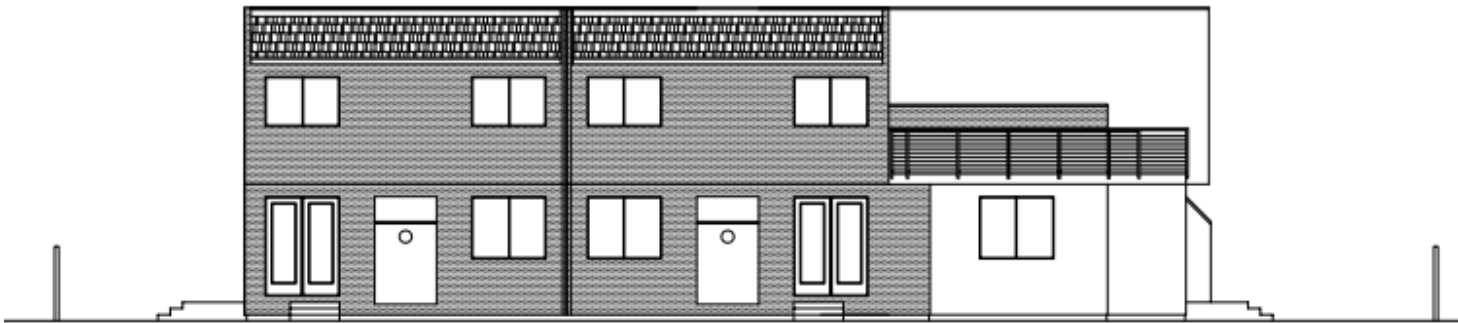


**REAR ELEVATION**  
SCALE 1/8"=1'-0"

# Conditional Use Permit Residential Small Lot Subdivision



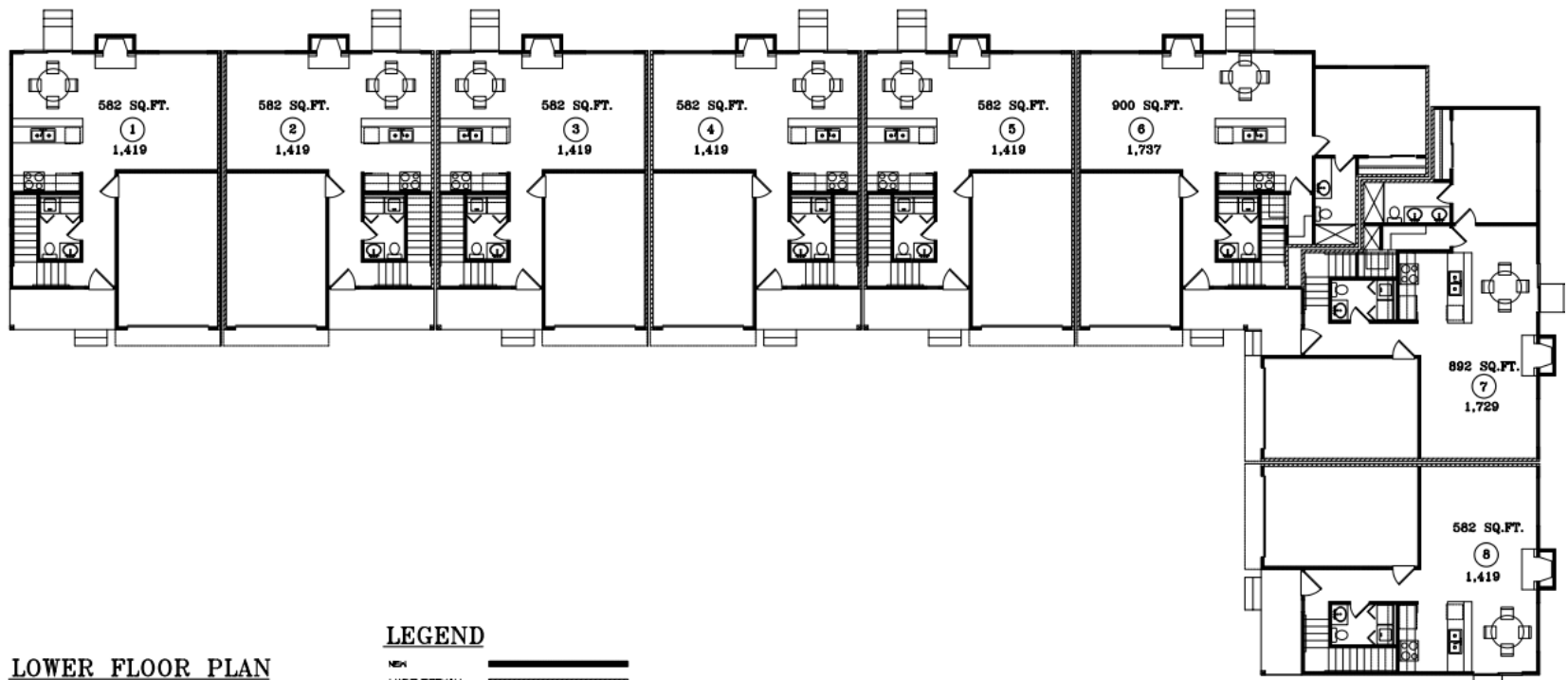
**LEFT ELEVATION**  
SCALE 1/8"=1'-0"



**RIGHT ELEVATION**  
SCALE 1/8"=1'-0"

# Conditional Use Permit

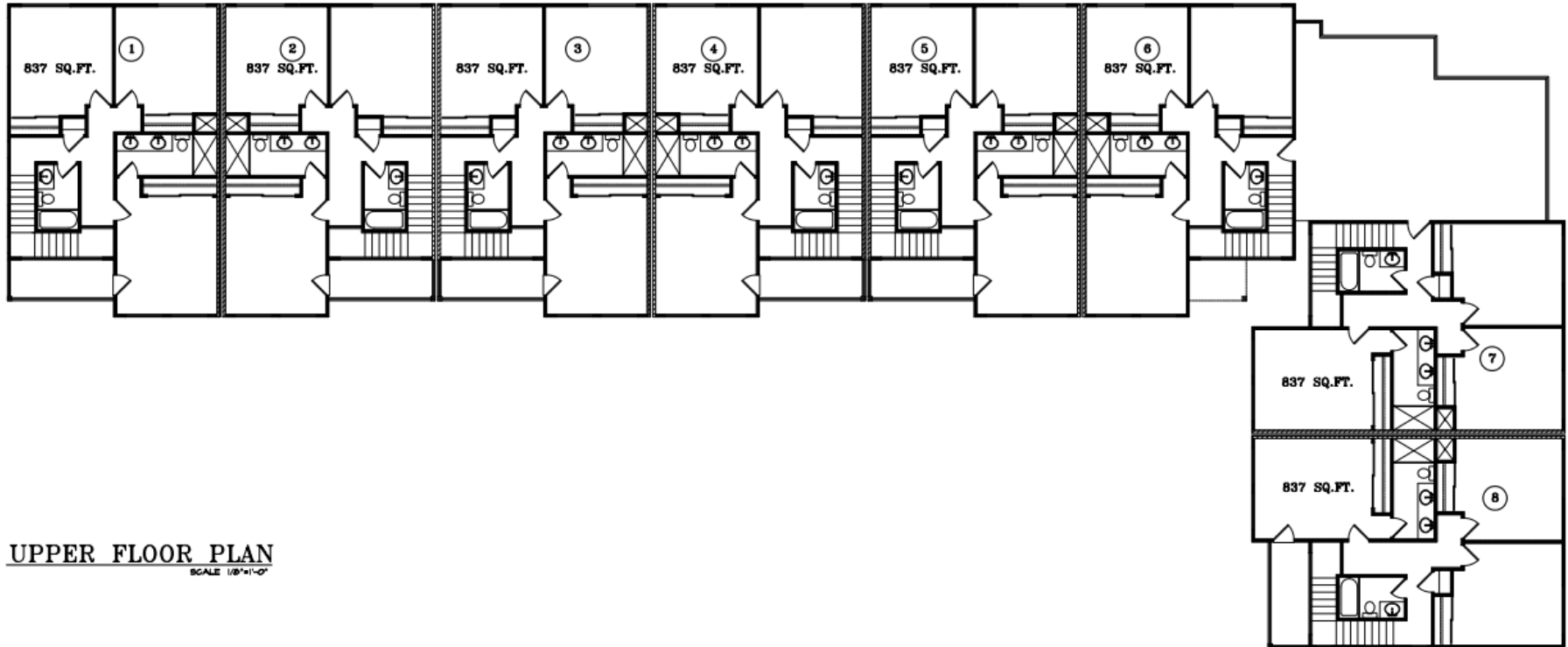
## Residential Small Lot Subdivision



LOWER FLOOR PLAN

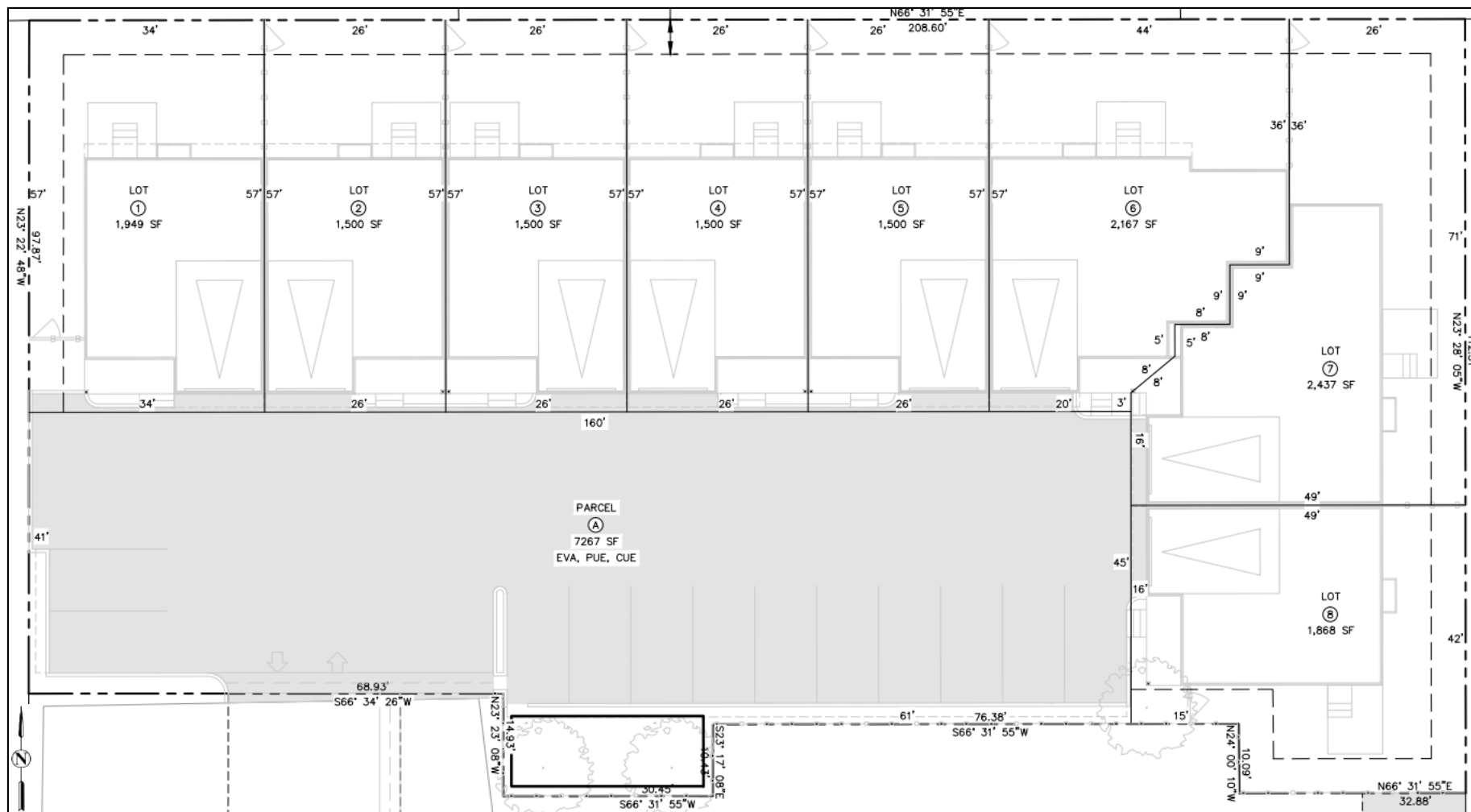


# Conditional Use Permit Residential Small Lot Subdivision



UPPER FLOOR PLAN  
SCALE 1/8"=1'-0"

# Tentative Map



# Environmental Review

## California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):
  - Class 32 Categorical Exemption – In-fill Development Projects

## Recommendation

- Approve the Residential Small Lot Subdivision Conditional Use Permit allowing lots less than 6,000 square feet.
- Approve the Tentative Map to create eight new lots.



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