

# Bellevue Ranch 7

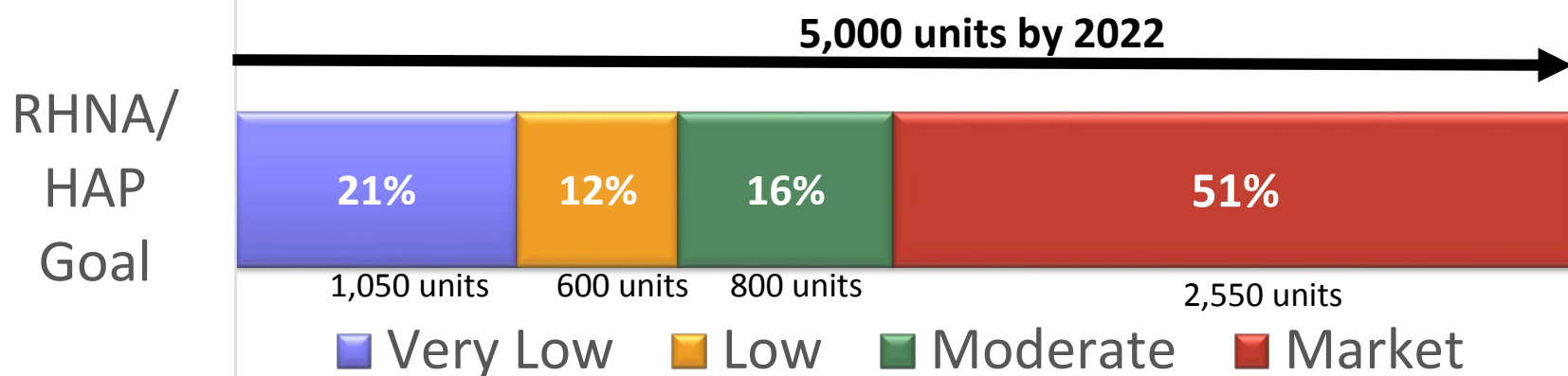
## Small Lot Subdivision

2903 Dutton Meadow

March 28, 2019


Susie Murray, Senior Planner  
Planning and Economic Development


# Housing Action Plan



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

## Project Name: Total 34+ units

 Market Rate:  
30 Units (1.2% of goal)

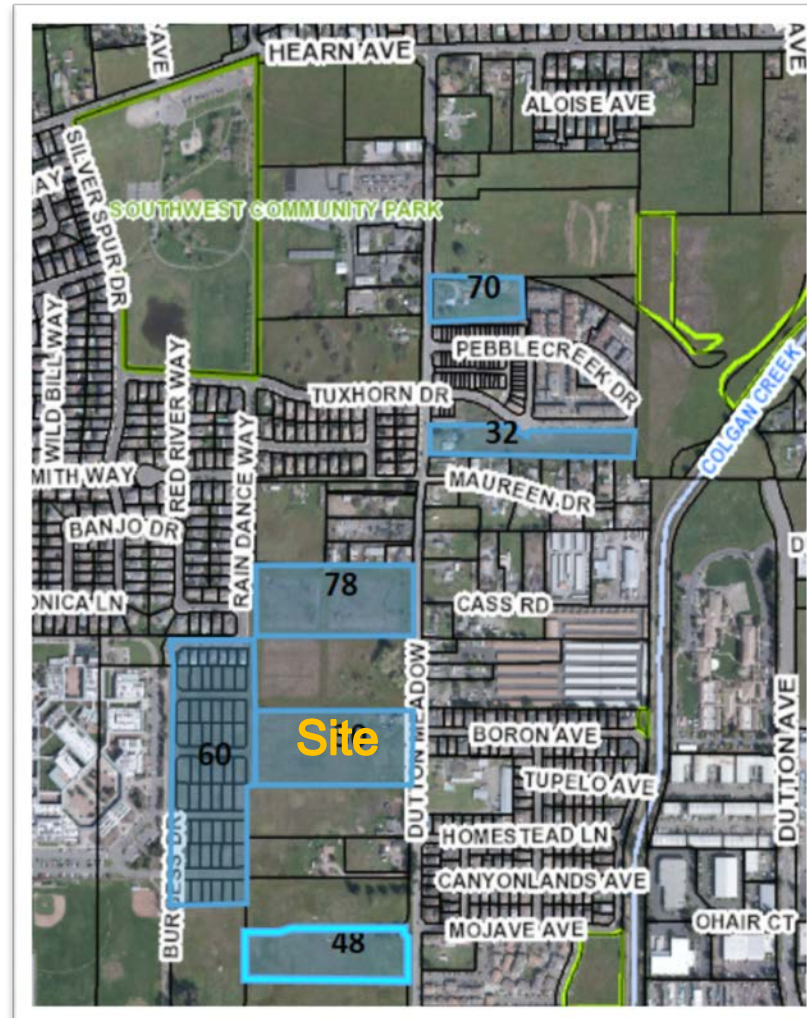
 Moderate/Second Unit:  
4+ Units (0.5% of goal)

- Subdivide 5.75 acres into 30 residential lots;
- Construct 30 detached single-family homes;
- Includes 4-7 accessory dwelling units;
- Required actions:
  - Mitigated Negative Declaration
  - Rezoning
  - Conditional Use Permit
  - Tentative Map

## 2903 Dutton Meadow



# Pending/Proposed Development





## 2903 Dutton Meadow

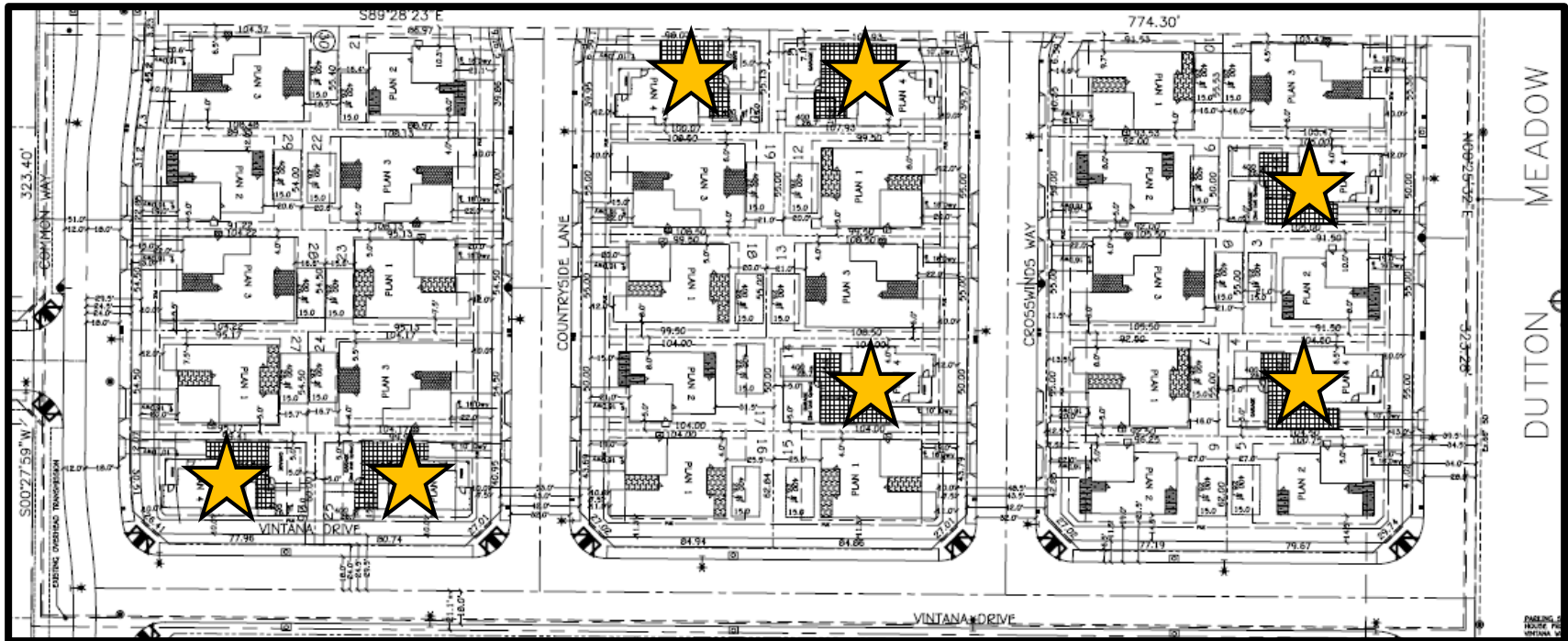


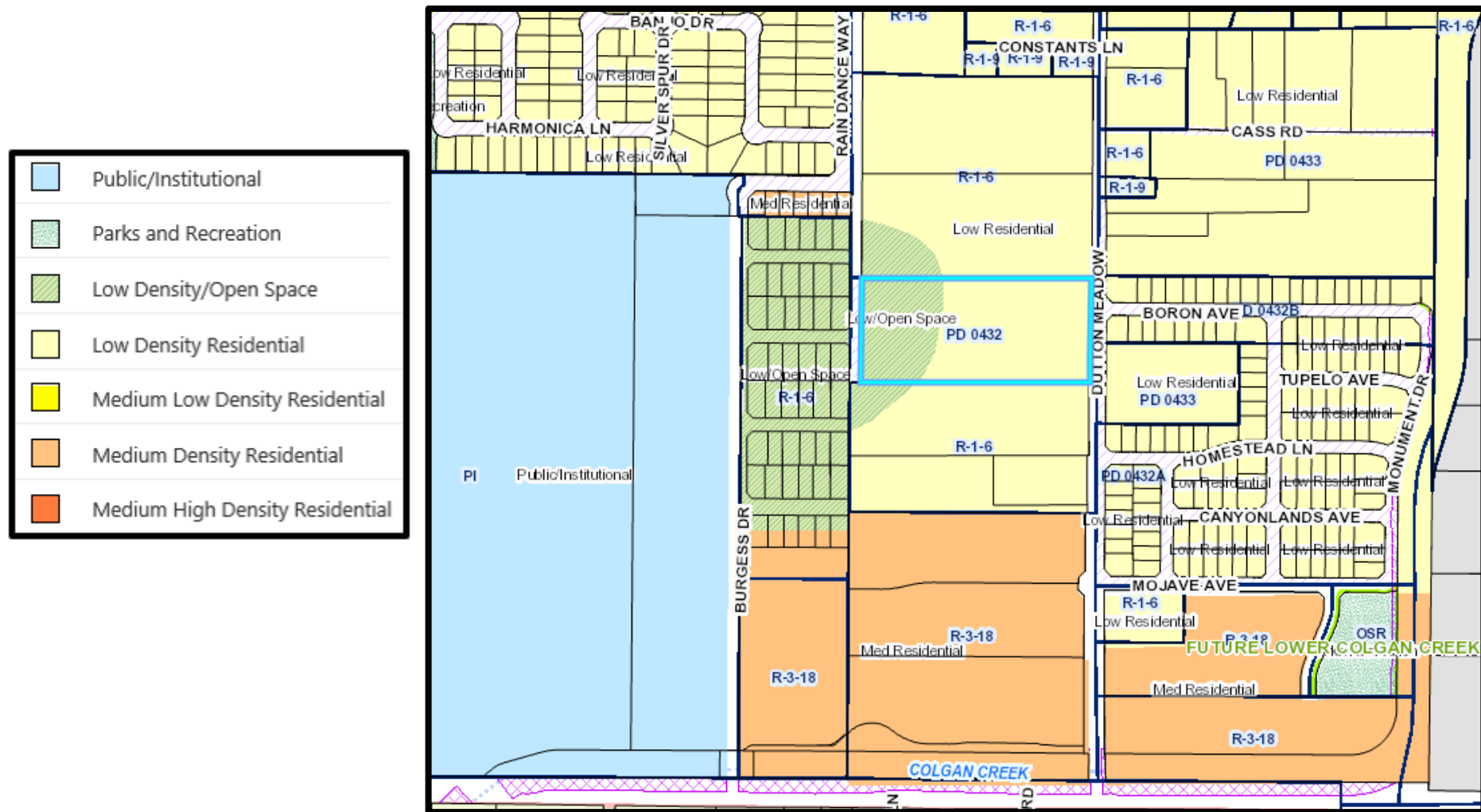
- November 13, 2013 - Neighborhood Meeting
- December 17, 2013 - Project applications submitted
- April 15, 2015 - Revised Project plans were submitted
- May 24, 2017 - Second Neighborhood Meeting
- June 15, 2017 - Application was deemed complete
- February 22, 2019 - Mitigated Negative Declaration circulated and public noticing complete





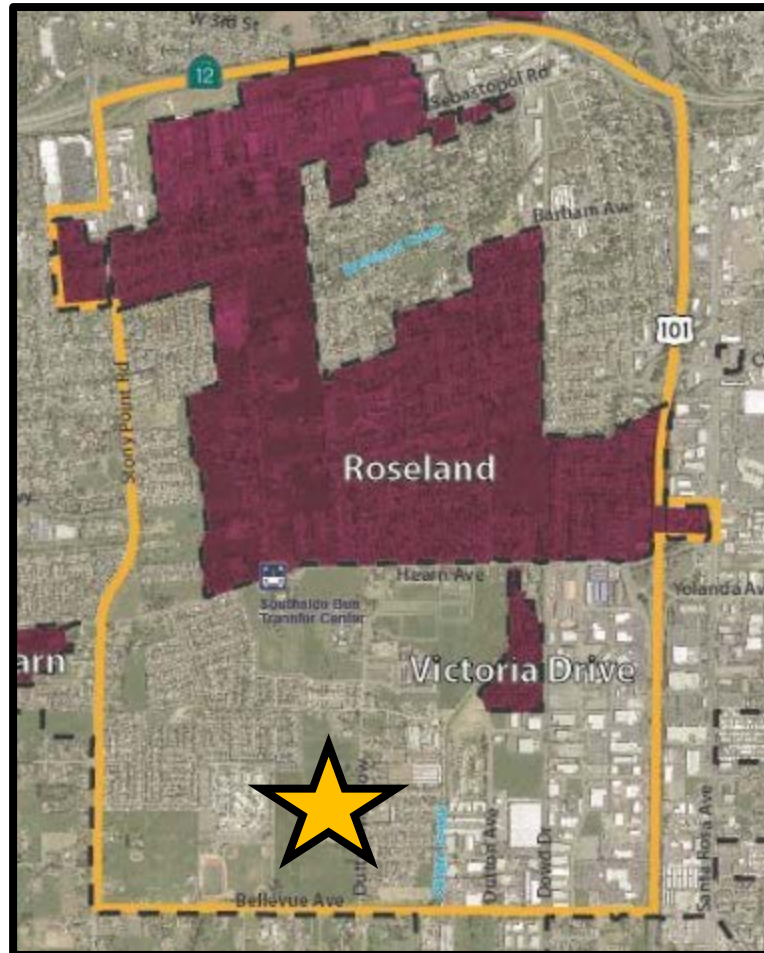
# Bellevue Ranch 7 Development Plan





- H-A Meet housing needs
- LUL-F Maintain diversity to satisfy a wide range of housing needs
- T-B Provide safe, efficient, free-flowing circulation
- T-J Provide attractive, safe streets for pedestrians & bicyclists.

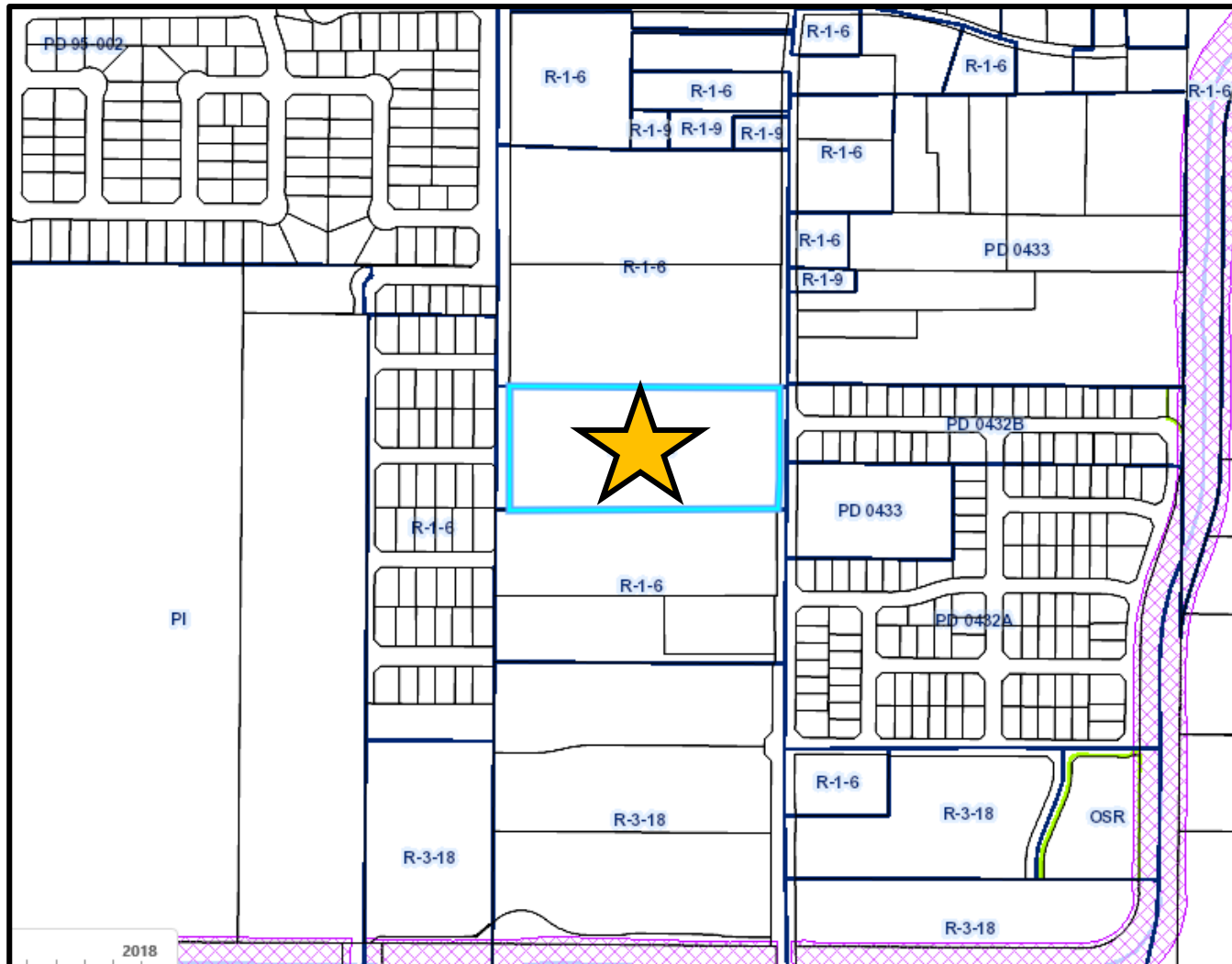
# Sebastopol Road/Roseland Area Specific Plan





# Sebastopol Road/Roseland Area Specific Plan

- R-1 Encourage attractive & diverse neighborhoods
- AH-1 Provide a variety of housing types
- RN-1 Improve connectivity and traffic flow
- PBN-1 Establish a complete network of paths for pedestrians and bicyclists
- PBN-4 Ensure safe routes to school



# Environmental Review

## California Environmental Quality Act (CEQA)

In compliance with the California Environmental Quality Act (CEQA):

- Initial Study/Mitigated Negative Declaration
- Statutorily exempt pursuant to Gov't Code Section 65457 – Implements Sebastopol Road/Roseland Area Specific Plan

Not enough parking

Exceeds parking requirements

Circulation

Consistent with Sebastopol Road/Roseland Area  
Specific Plan

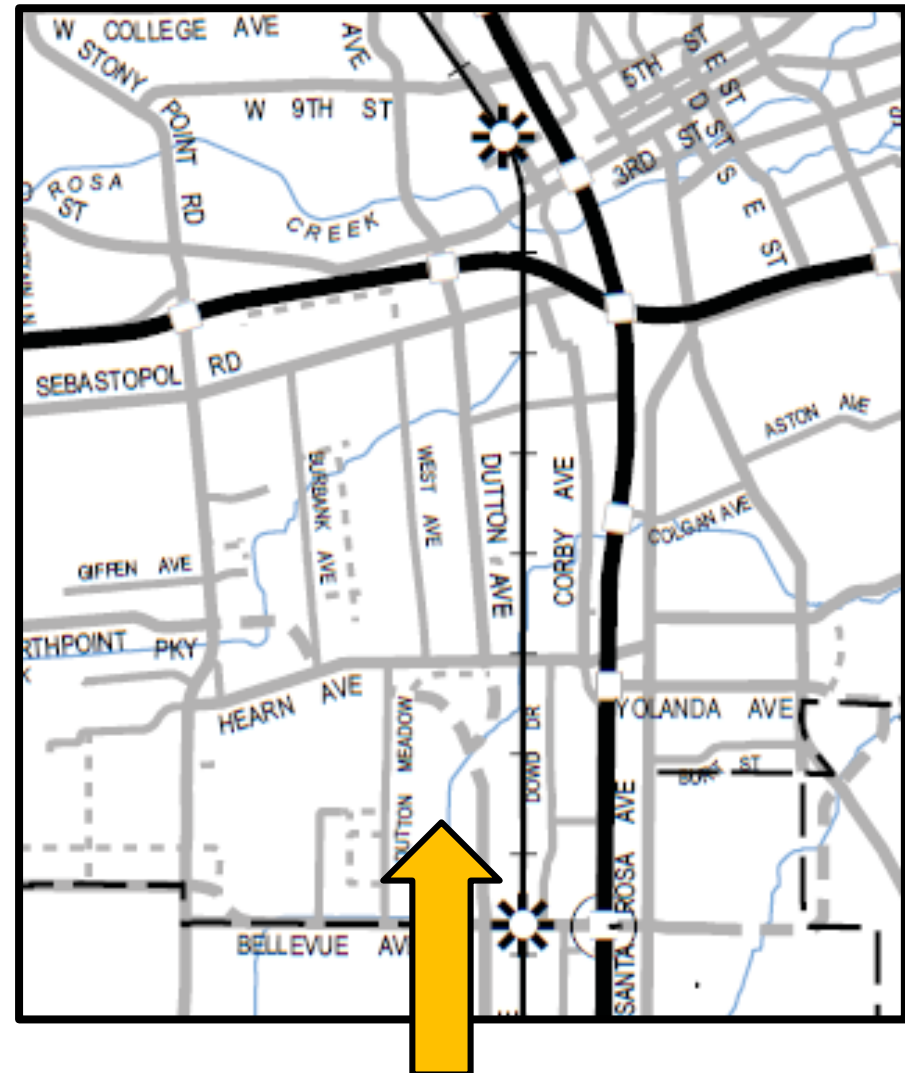
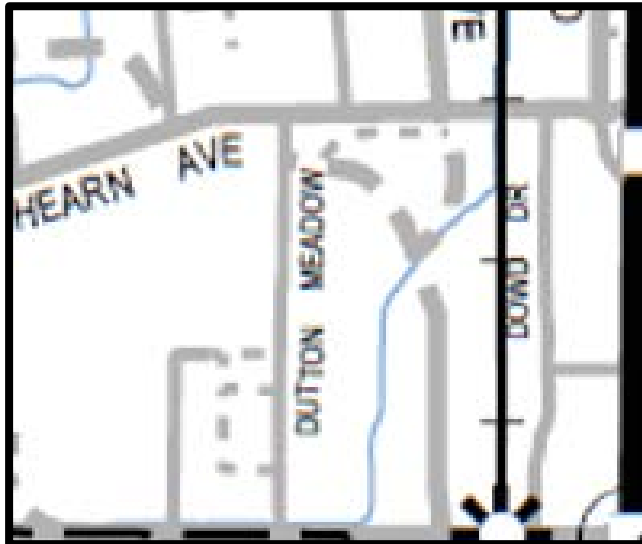
Trip generation = 283 daily trips (22 peak a.m. and 30  
peak p.m.)

Storm-water/flooding







The project is required to comply with the City's Low  
Impact Development standards, which will treat  
stormwater runoff generated by a one-inch storm over a  
24-hour period.



# Area Circulation



Existing/Proposed

-  Highway
-  Highway Interchange
-  Regional/Arterial Street
-  Transitional/Collector Street
-  Conceptual Local Street
-  Potential Rail Station

There are no unresolved issues.

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

- Adopt a Mitigated Negative Declaration;
- Recommend to the Council approval of a request to rezone to the R-1-6 zoning district;
- Approve a Conditional Use Permit for a small lot subdivision; and
- Approved the Bellevue Ranch 7 Tentative Map.

Susie Murray, Senior Planner  
Planning and Economic Development  
[smurray@srcity.org](mailto:smurray@srcity.org)  
(707) 543-4348

