

# Guerneville Road Homes Small Lot Subdivision

1665 Guerneville Road

May 9, 2019

Kristinae Toomians, Senior Planner  
Planning and Economic Development

- Subdivide 1-acre into 12 residential lots;
- Construct 12 attached single-family homes;
- Includes 3 accessory dwelling units (ADUs);
- Required actions:
  - Rezoning
  - Conditional Use Permit
  - Tentative Map

# 1665 Guerneville Road



# 1665 Guerneville Road



# 1665 Guerneville Road Elevations



*Front Elevation*  
*Lots #7 & 8 with ADU*

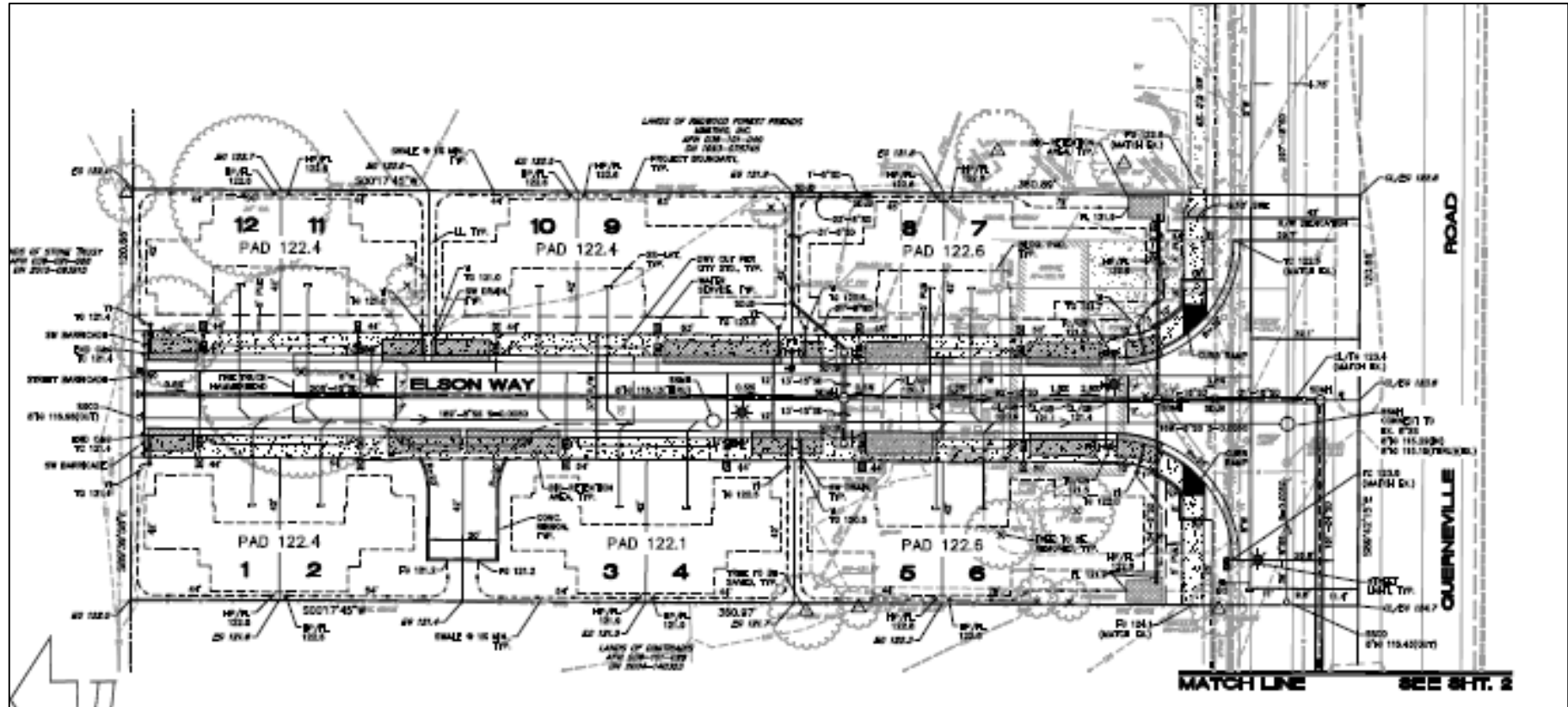









*Front Elevation*  
*Lots #4 & 3*

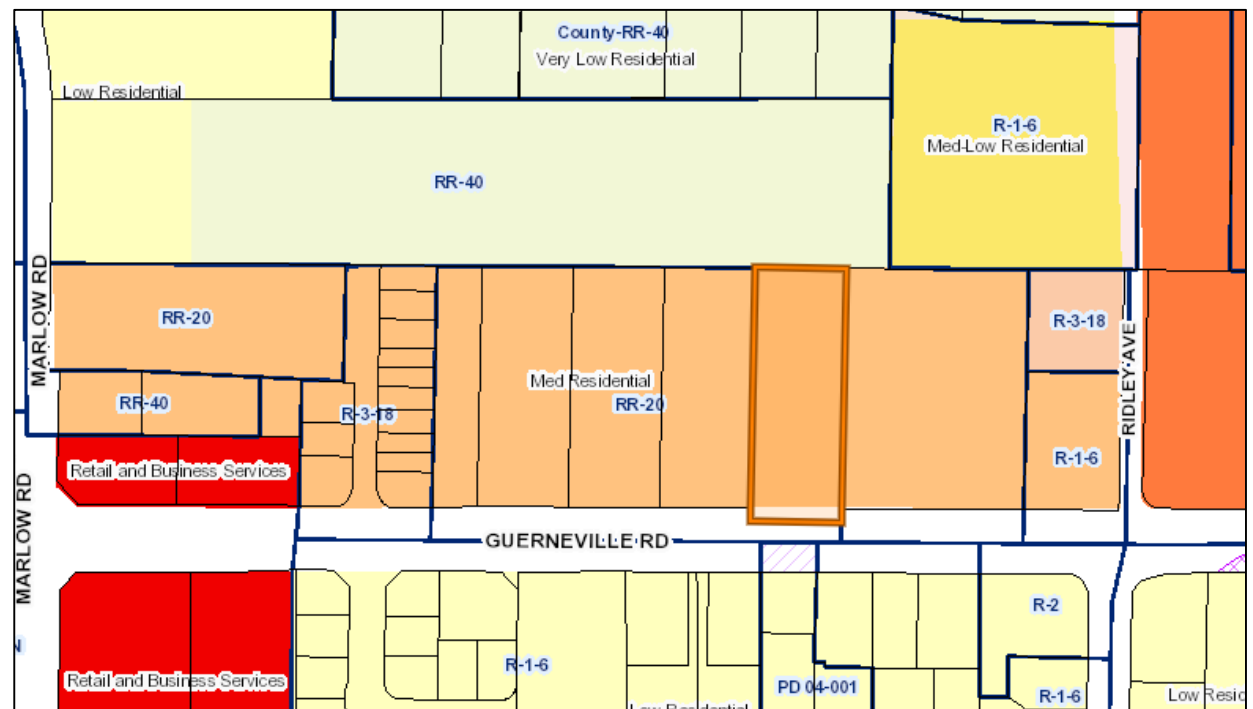
- July 11, 2018 – Pre-Application Neighborhood Meeting was held.
- December 20, 2018 – Applicant submitted project applications and plans.
- April 1, 2018 – The Application was deemed complete.



# Guerneville Road Homes Tentative Map



	Public/Institutional
	Parks and Recreation
	Low Density/Open Space
	Low Density Residential
	Medium Low Density Residential
	Medium Density Residential
	Medium High Density Residential





# Environmental Review

## California Environmental Quality Act (CEQA)

- The project qualifies for a Class 32 exemption, per Section 15332 – In-Fill Development Projects.
- The project also qualifies for a CEQA exemption pursuant to CEQA Guideline Section 15183(i), for which no additional environmental review is required when rezoning for General Plan consistency.

At the time of this writing, no comments have been received from neighbors of the project site.

There are no unresolved issues.

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

- Recommend to the Council approval of a request to rezone to the R-3-18 Zoning District;
- Approve a Conditional Use Permit for a small lot subdivision; and
- Approve the Guerneville Road Homes Tentative Map.

Kristinae Toomians, Senior Planner  
Planning and Economic Development  
[KToomians@srcity.org](mailto:KToomians@srcity.org)  
(707) 543-4692

