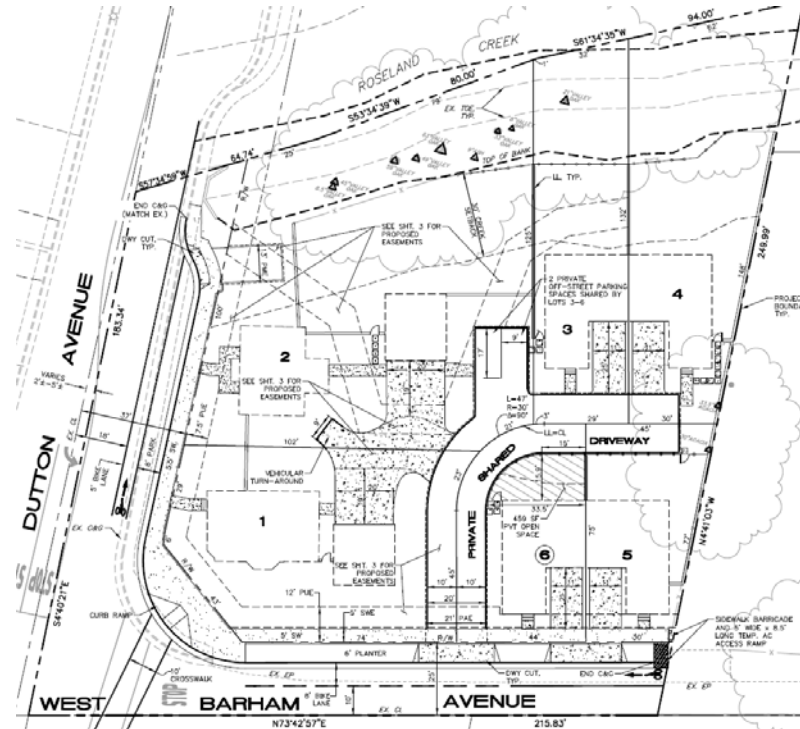


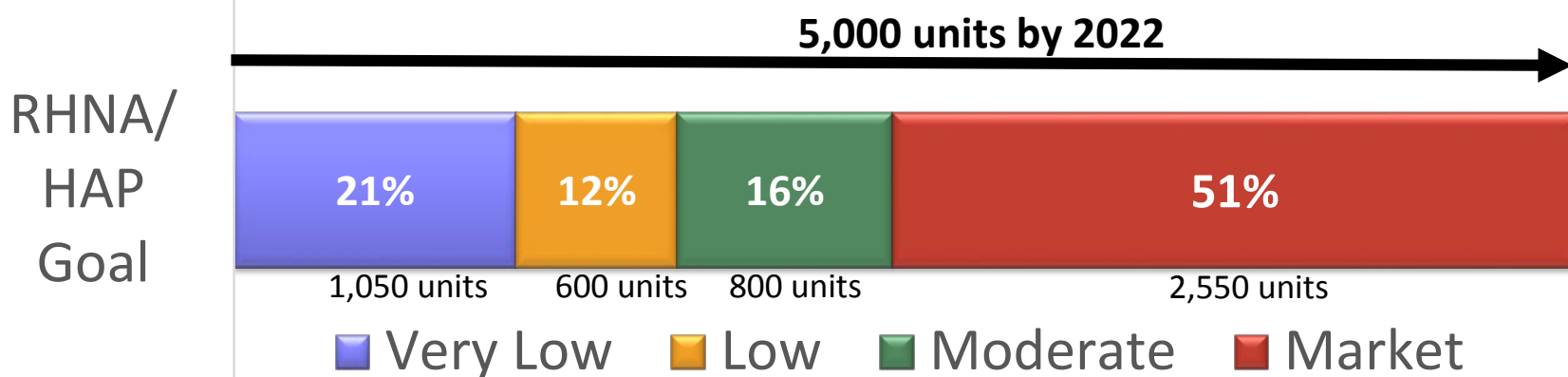
Baggett Cottages Tentative Map

Planning Commission

June 27, 2019



Adam Ross
City Planner
Planning and Economic Development



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

Baggett Cottages: Total 6 Residential Units

Residential Project (6 Market Rate Units):



Market Rate:
4 Units plus
2 SFD being retained
(Less than 1% of goal)



Moderate Income:
1 ADU Unit
(Less than 1% of goal)

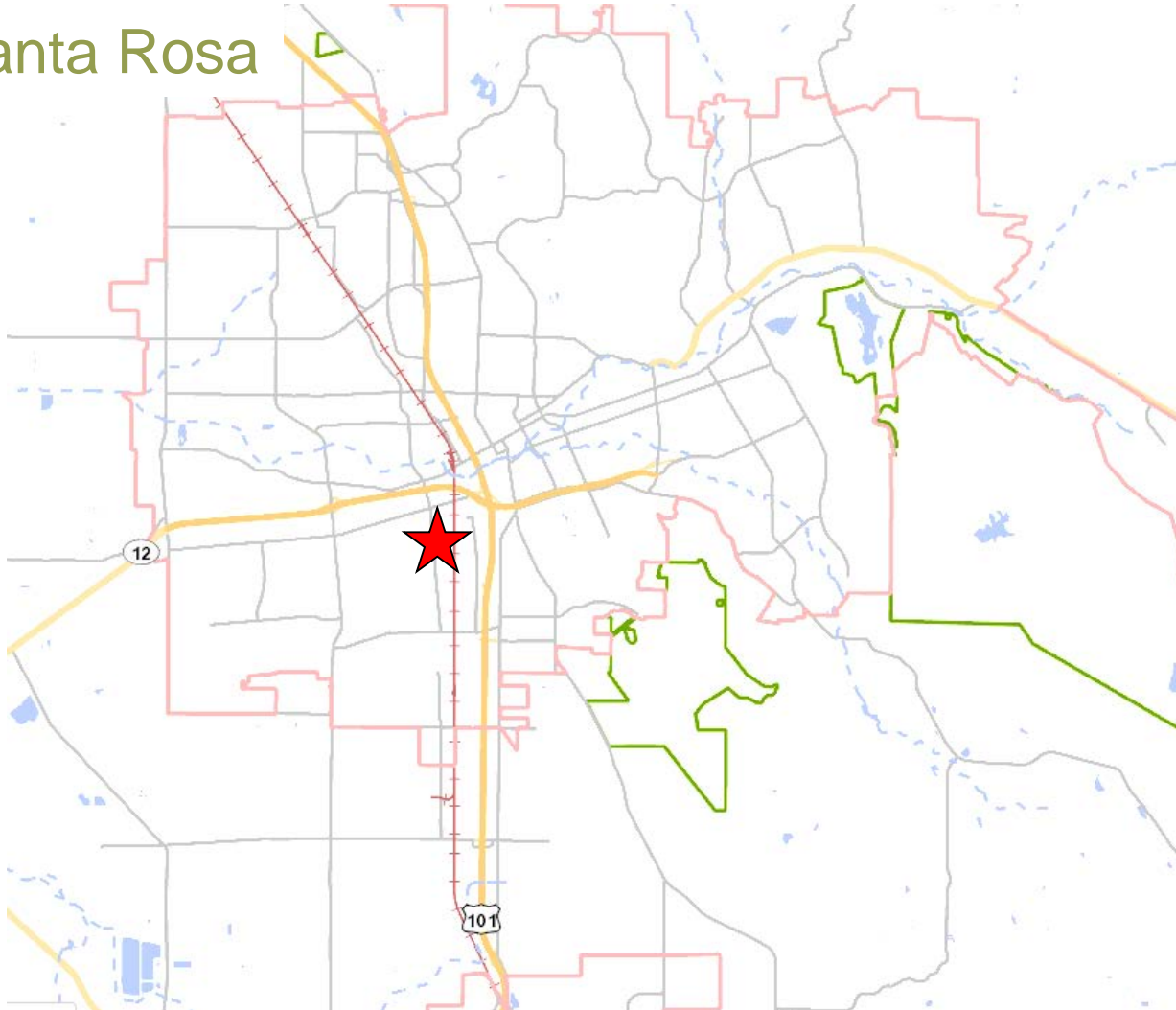
- Tentative Map to subdivide 1.06 acres:
 - 6 lots are proposed
 - 2 lots include existing single-family homes
 - One lot includes ADU above garage
 - 4 remaining lots incorporate single-family attached duets
 - Private Shared Access Driveway
 - Class II Bicycle Lane on Dutton Avenue and Cleveland Avenue

- Lot sizes are
 - Lot 1: 6,199 SF
 - Lot 2: 12,323 SF
 - Lot 3: 4,193 SF
 - Lot 5: 2,804 SF
 - Lot 6: 3,132 SF
- Associated infrastructure (frontage improvements, sidewalk on West Barham, Class II bike lanes)

Project Location

1084 Dutton Avenue

City of Santa Rosa

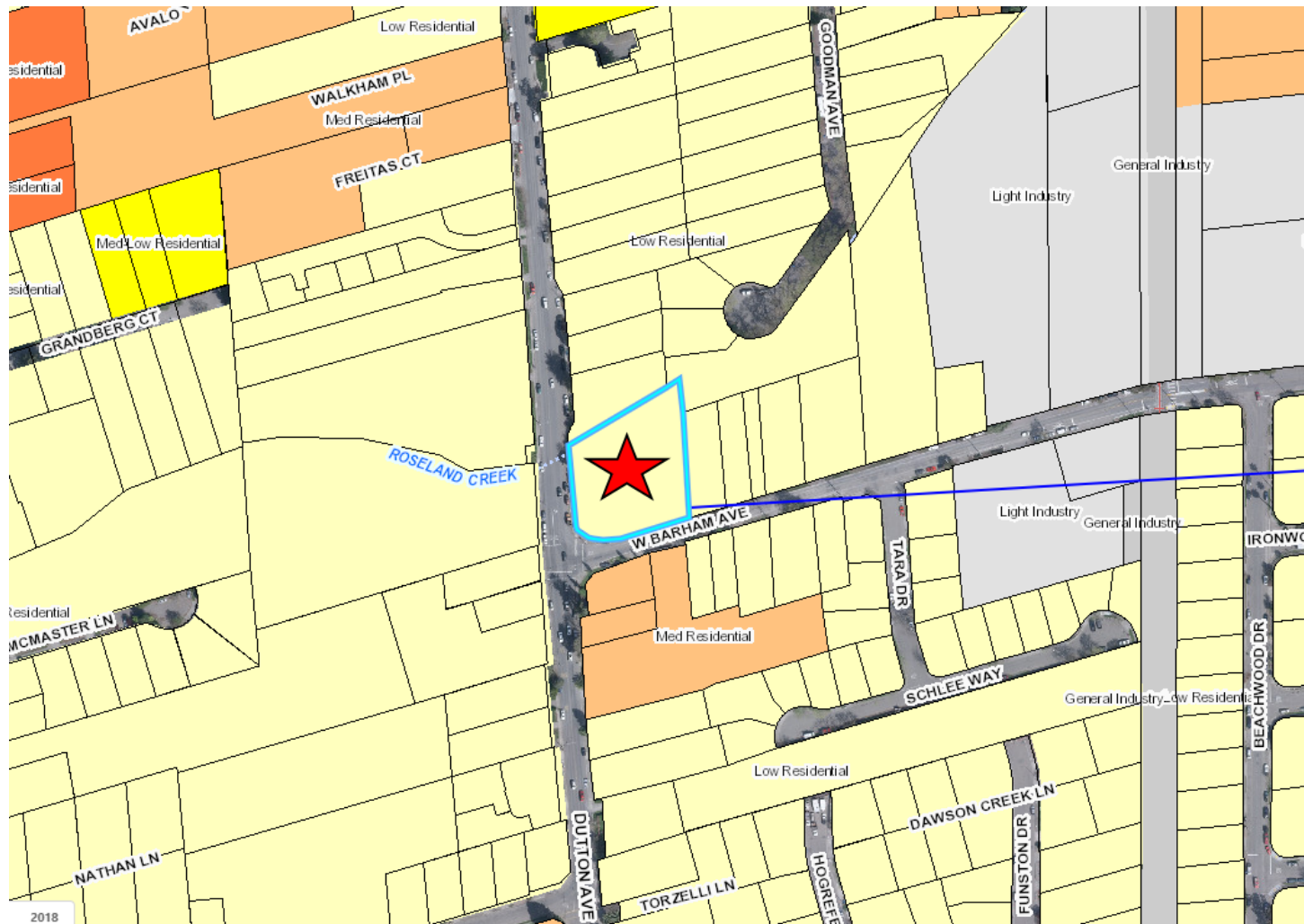


Project Location 1084 Dutton Avenue



Project History

- On March 23, 2018, Pre-Application Neighborhood Meeting was held (PRAP18-020)
- On August 1, 2018, Pre-Application Concept Meeting with the Cultural Heritage Board was held
- On August 28, 2018, Application was submitted to the Planning and Economic Development Department
- On August 30, 2018, The Project was referred to City departments, applicable jurisdictions, and Tribal review
- On October 25, 2018, Waterways Advisory Committee Meeting was held
- On November 6, 2018, Notice of Incomplete with Issues Letter was given
- February 27, 2019, Applicant resubmitted plans
- June 5, 2019, Staff deemed the application complete

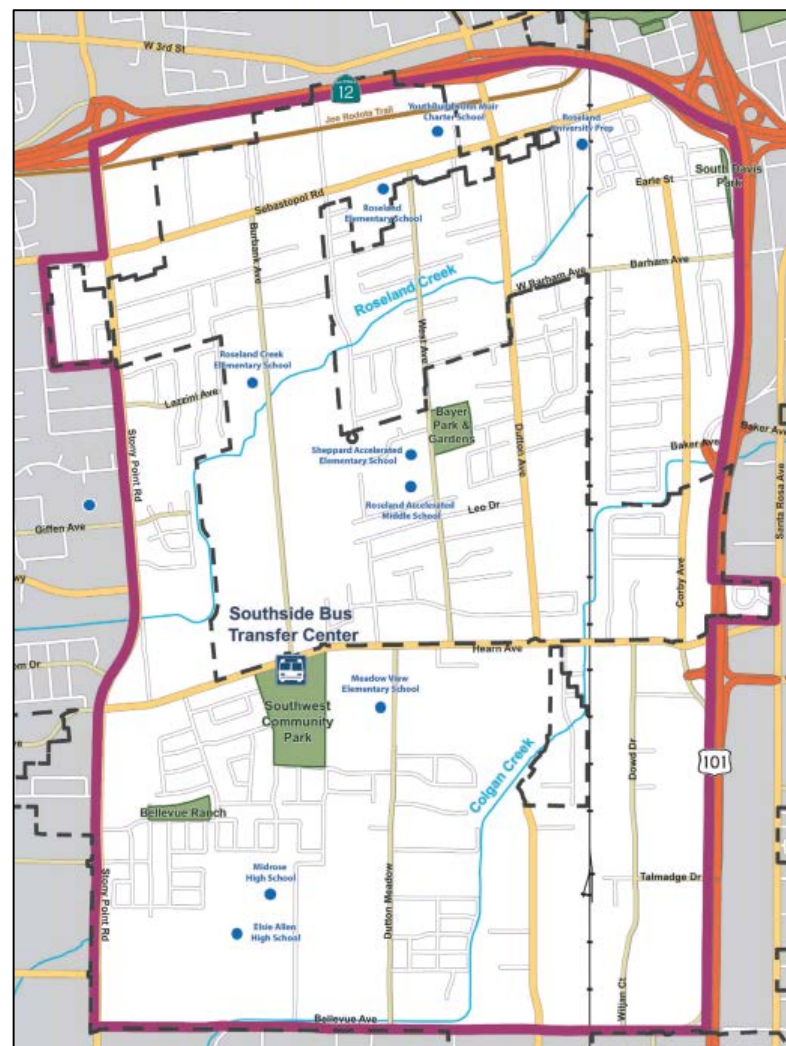


Roseland Area/Sebastopol Road Specific Plan

The Roseland Area/Sebastopol Road Specific Plan is a planning level document that addresses land use, circulation and infrastructure needs for the area

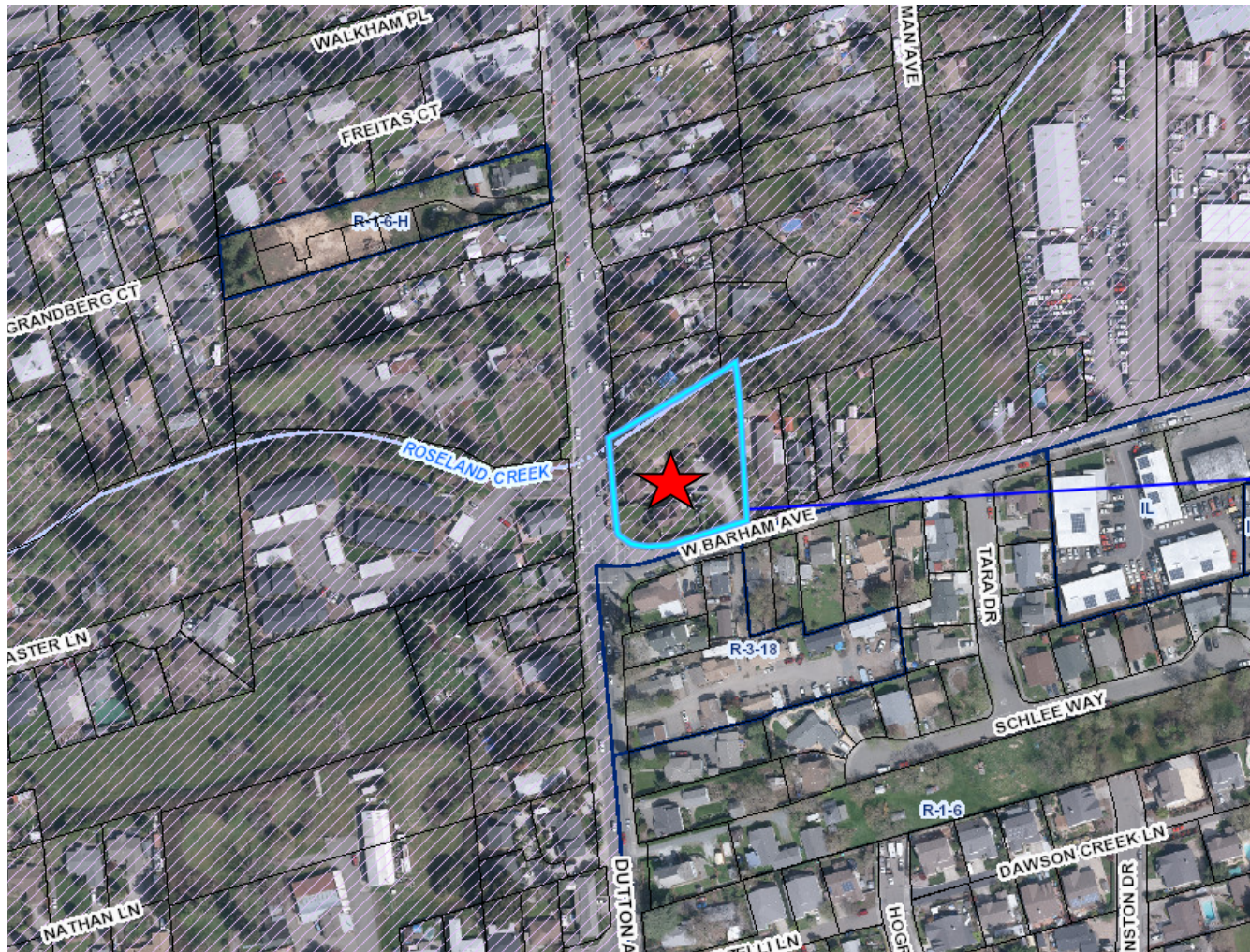
The Specific Plan was developed concurrently with consideration of annexation of the previously unincorporated area

The plan area includes the Roseland Priority Development Area (PDA) and part of the Sebastopol Road PDA.



Resilient City Development Measures

- Resilient City Development Measures: Section 20-16 of the Zoning Code
- 20-16.060(B)(14) allows small lot subdivisions to be approved by a Minor Use Permit applies to projects in the Priority Development Areas
- 20-16.070 reduces the Major Design Review authority to the ZA with a Minor Design Review applies to projects in the Priority Development Areas
- 20-42.140(A)(D) requires the Use Permit for a small lot subdivision be approved prior to approval of a Tentative Map





Baggett Cottages Existing Elevations (For Reference)

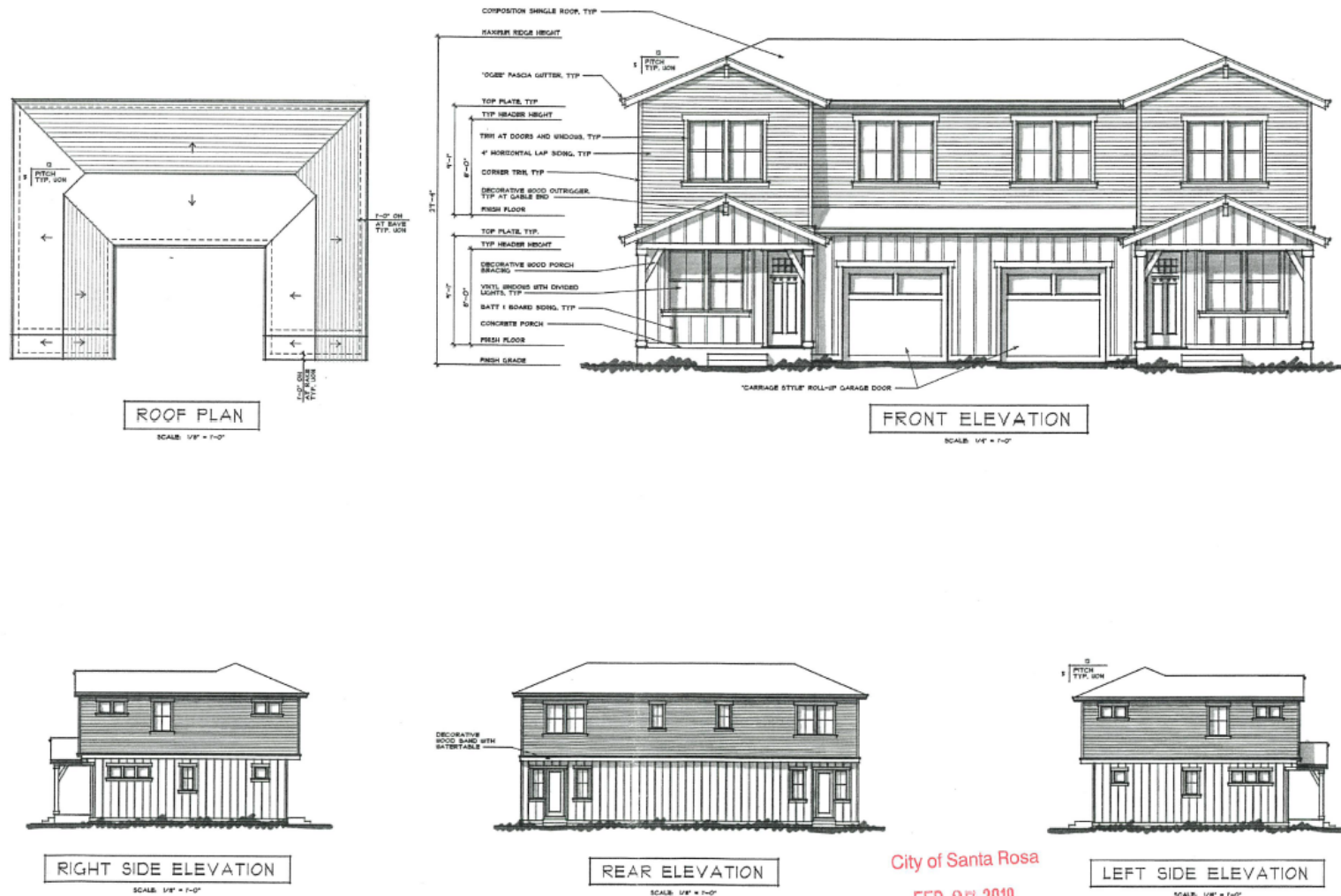


EXISTING ELEVATION LOT 1



EXISTING ELEVATION LOT 2

Baggett Cottages Proposed Elevations (For Reference)



Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with CEQA:
 - The proposed project qualifies for a categorical exemption from CEQA under Section 65457 of the California Public Resources Code
 - The Public Resources Code states that a project is exempt because the Project implements and is consistent with the Roseland Area/Sebastopol Road Specific Plan for which an Environmental Impact Report was certified by City Council by Resolution No. 28873, dated October 18, 2016.

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with CEQA:
 - Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan and zoning, for which an Environment Impact Report (EIR) was certified by Council in 2009.
 - A comprehensive environmental assessment was conducted by SHN Consulting, dated October, 2018. The 15183 Analysis indicated that there are no project specific effects which are peculiar to the project or site and was supported by surveys and analyses including Special-Plant, Biological, Cultural Resource, and Traffic.

Environmental Review

California Environmental Quality Act (CEQA)

- The Project qualifies for a Class 3 Exemption pursuant to CEQA Guidelines Section 15303 *Existing* Facilities, in that the site involves new construction in an urbanized area involving six dwelling units.

Environmental Review

California Environmental Quality Act (CEQA)

- Pursuant to Section 15332, the project is exempt from CEQA as an In-fill Development
 - It is consistent with the General Plan land use designation of Low Density Residential (2-8 units per acre) and complies with the PD 96-002 zoning district requirements.
 - It occurs on site less than five acres within City limits, surrounded by urban uses.
 - The site has no value as habitat for endangered, rare or threatened species as indicated in the Biological Resource Analysis by Monk & Associate's, dated April 12, 2019.
 - Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality that weren't previously considered in the scope of review of the Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report, certified by City Council Resolution No. 28873, dated October 18, 2016.
 - The site can be adequately served by all required utilities and public services.

Public Comments

- As of this writing, Staff has not received any Public Comments

Recommendation

- The Planning and Economic Development Department recommends that the Planning Commission approve a resolution for the Tentative Map to subdivide a 1.06-acre parcel into 6 small lots for the purpose of Baggett Cottages

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