



ZONING CLEARANCE

DATE: June 11, 2019

STAFF: Susie Murray

FILE NUMBER: ZC19-0237

ADDRESS OF PROPOSED BUSINESS: 746 ACACIA LN

APPLICANT: Robert Upton

APPLICANT NAME: Acacia Village

MAILING ADDRESS: Po Box 564 Larkspur, Ca 94977

PREVIOUS USE OF PROPERTY: Residential - Single Family Residential

PROPOSED USE OF PROPERTY: Residential - Single Family Residential

ZONING: R-1-6 (Single-family Residential)

ASSESSOR'S PARCEL NUMBER: 182520050

GENERAL PLAN: Low Residential

ZONING CLEARANCE BASED ON THE FOLLOWING DESCRIPTION:

Zoning Clearance for a five-unit Density Bonus over the allowable density for the Acacia Village project, including four reductions or waivers to development standards: Setbacks, Private Open Space, Lot Coverage and Lot Size.

The Acacia Village project proposes to subdivide a 2.5-acre parcel into 25 individual lots and construct new homes, of which three units will be designated for low-income property owners. The project is consistent with the Low Density Residential land use designation and the R-1-6 (Single-family Residential) zoning district.

CONDITIONS/COMMENTS:

1. The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide three (3) units designated for low-income occupants, for a period of 55-years, with, at a minimum, the provisions set forth in Zoning Code Chapter 20-31.



APPLICANT'S SIGNATURE



ANDY GUSTAVSON
ZONING ADMINISTRATOR

Note: A building permit is required for any change in building code occupancy classification, for all signs, and for all interior or exterior modifications.

Murray, Susie

From: Robert Upton <rupton@campusproperty.com>
Sent: Saturday, June 8, 2019 3:20 PM
To: Murray, Susie
Subject: Acacia Village, Density Bonus

Susie,

We are proposing to build three homes with income restrictions that will make them affordable to families earning less than 80% of area median income. I confirm we are requesting a density bonus for Acacia Village to increase our unit count from 20 to 25. We are also requesting under Density Bonus law incentives, concessions and waivers as necessary. We understand we are entitled to an unlimited number of Development Standard Waivers to relax requirements that would otherwise physically preclude the development as proposed. We believe these to be lot coverage, minimum lot size, setbacks and the private open space minimum dimension of 15 feet.

Please let me know if you require any further information on these items. Thank you.

--

Robert Upton

www.campusproperty.com

12555 Dunbar Road

Glen Ellen Ca 95442

Cell 415 298 8633

BRE license 01294161

Real Estate Consulting & Development

Murray, Susie

From: mg@bcengineeringgroup.com
Sent: Tuesday, June 11, 2019 1:59 PM
To: Murray, Susie
Cc: Robert Upton; 'Michael Hooper'
Subject: Acacia Village
Attachments: 0665_BACKYRAD-HATCH LOT LAYOUT (1).pdf

Hi Susie,

Here is the square footage for each lot. I attached a PDF showing what I included for the backyards.

Marty

1 = 730 sq. ft.
2 = 384 sq. ft.
3 = 320 sq. ft.
4 = 320 sq. ft.
5 = 320 sq. ft.
6 = 448 sq. ft.
7 = 448 sq. ft.
8 = 320 sq. ft.
9 = 320 sq. ft.
10 = 320 sq. ft.
11 = 567 sq. ft.
12 = 554 sq. ft.
13 = 537 sq. ft.
14 = 354 sq. ft.
15 = 507 sq. ft.
16 = 495 sq. ft.
17 = 541 sq. ft.
18 = 436 sq. ft.
19 = 368 sq. ft.
20 = 448 sq. ft.
21 = 448 sq. ft.
22 = 730 sq. ft.
23 = 615 sq. ft.
24 = 618 sq. ft.
25 = 621 sq. ft.

Marty Goldsbrough
Senior Project Manager

BC Engineering Group | Firma Design Group

p: 707-792-1800 Ext 16

a: 418 B Street, Third Floor
Santa Rosa, California 95401

w: www.bcengineeringgroup.com **e:** mg@bcengineeringgroup.com

Murray, Susie

From: mg@bcengineeringgroup.com
Sent: Monday, June 10, 2019 9:22 AM
To: Murray, Susie; 'Marty Goldsbrough'
Cc: 'Robert Upton'
Subject: RE: Acacia Village - Lot Coverage

Hi Susie,

Here are the lot coverages, I thought I should give you all of them;

1 = 55.6%
2 = 60.5%
3 = 51.4%
4 = 51.4%
5 = 56.8%
6 = 56.8%
7 = 56.8%
8 = 60.5%
9 = 60.5%
10 = 60.5%
11 = 51.3%
12 = 52.7%
13 = 53.8%
14 = 58.6%
15 = 51.6%
16 = 52.9%
17 = 53.1%
18 = 56.0%
19 = 57.6%
20 = 51.7%
21 = 51.7%
22 = 44.4%
23 = 49.0%
24 = 49.0%
25 = 46.6%

From: Murray, Susie <SMurray@srcity.org>
Sent: Saturday, June 08, 2019 2:12 PM
To: 'Marty Goldsbrough' <marty@firmadesigngroup.com>
Cc: Robert Upton <rupton@campusproperty.com>
Subject: Acacia Village - Lot Coverage

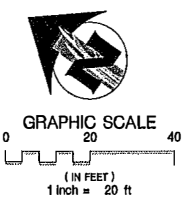
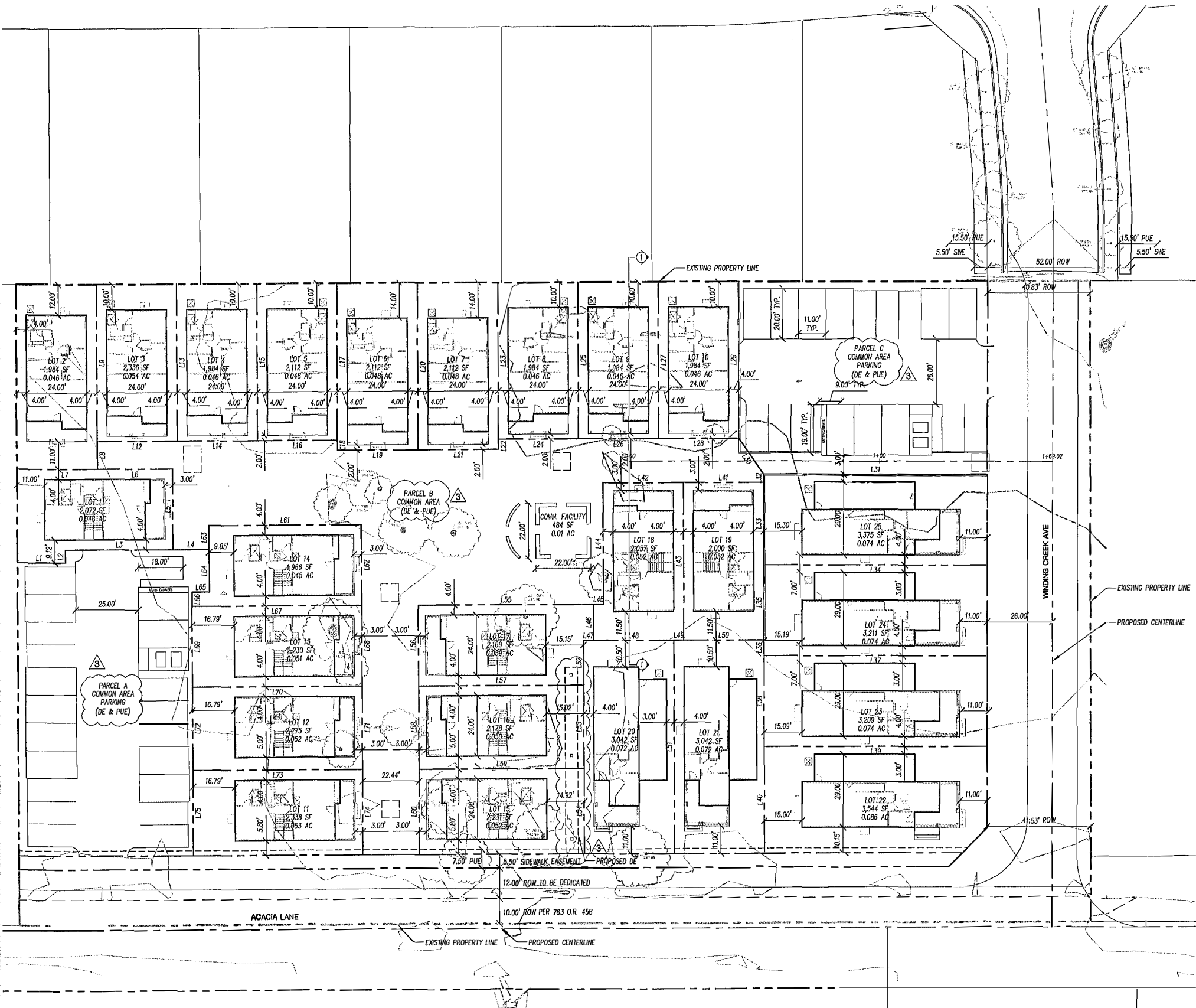
Marty,

Can you please tell me how many of the 25 residential lots exceed the 60% lot coverage?

Thank you.

Susie Murray | Senior Planner

Planning & Economic Development | 100 Santa Rosa Avenue | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | smurray@srcity.org



Line Table		
Line #	Length	Direction
L1	19.004	N36° 54' 43.45"W
L2	5.119	N53° 05' 16.62"E
L3	42.996	N36° 54' 43.38"W
L4	14.441	S36° 52' 29.41"E
L5	32.000	N53° 05' 16.62"E
L6	30.000	N36° 54' 43.38"W
L7	32.000	N36° 54' 43.38"W
L8	11.000	S53° 05' 16.62"W
L9	62.008	S53° 05' 16.62"W
L12	32.000	N36° 54' 43.38"W
L13	62.008	S53° 05' 16.62"W
L14	32.000	N36° 54' 43.38"W
L15	62.000	S53° 05' 16.62"W
L16	32.000	N36° 54' 43.38"W
L17	62.008	S53° 05' 16.62"W
L18	4.000	S53° 05' 16.62"W
L19	32.000	N36° 54' 43.38"W
L20	66.008	S53° 05' 16.62"W
L21	32.000	N36° 54' 43.38"W
L22	4.000	S53° 05' 16.62"W
L23	62.008	S53° 05' 16.62"W
L24	32.000	N36° 54' 43.38"W
L25	62.008	S53° 05' 16.62"W
L26	32.000	N36° 54' 43.38"W
L27	62.008	S53° 05' 16.62"W
L28	32.000	N36° 54' 43.38"W
L29	62.008	S53° 05' 16.62"W
L30	17.264	S18° 40' 06.54"W
L31	89.361	N36° 43' 38.32"W
L32	3.230	N53° 07' 30.59"E
L33	32.770	N53° 07' 30.59"E
L34	89.268	N36° 43' 38.32"W
L35	29.730	N53° 07' 30.59"E
L36	6.270	N53° 07' 30.59"E
L37	89.176	N36° 43' 38.45"W
L38	36.000	N53° 07' 30.59"E
L39	89.083	N36° 43' 38.45"W
L40	42.229	N53° 07' 30.59"E
L41	32.000	N36° 52' 29.41"W
L42	32.000	N36° 52' 29.41"W
L43	62.500	N53° 07' 30.59"E
L44	48.200	N53° 07' 30.59"E
L45	4.000	S36° 52' 29.41"E
L46	14.300	N53° 07' 30.59"E
L47	4.000	N36° 52' 29.41"W
L48	32.000	S36° 52' 29.41"E
L49	4.000	N36° 52' 29.41"W
L50	32.000	S36° 52' 29.41"E
L51	84.500	N53° 07' 30.59"E
L52	17.700	N53° 07' 30.59"E
L53	33.000	N53° 07' 30.59"E
L54	33.800	N53° 07' 30.59"E
L55	70.000	S36° 52' 29.41"E
L56	32.000	N53° 07' 30.59"E
L57	66.000	S36° 52' 29.41"E

Line Table		
Line #	Length	Direction
L58	33.000	N53° 07' 30.59"E
L59	66.000	S36° 52' 29.41"E
L60	33.800	N53° 07' 30.59"E
L61	60.837	N36° 52' 29.41"W
L62	32.000	S53° 05' 16.62"W
L63	9.479	N53° 07' 30.59"E
L64	16.865	N53° 07' 30.59"E
L65	6.932	N36° 52' 29.41"W
L66	5.657	N53° 07' 30.59"E
L67	67.790	N36° 52' 29.41"W
L68	32.000	N53° 07' 30.59"E
L69	32.000	N53° 07' 30.59"E
L70	67.790	N36° 52' 29.41"W
L71	33.000	N53° 07' 30.59"E
L72	33.000	N53° 07' 30.59"E
L73	67.790	N36° 52' 29.41"W
L74	33.797	N53° 07' 30.59"E
L75	33.797	N53° 07' 30.59"E

CONTRACTOR TO VERIFY THE FINAL ARCHITECT BUILDINGS DIMENSIONS, UTILITY CONNECTIONS, DOWNSPOUT LOCATIONS, AND STRUCTURAL ELEMENTS OF THE BUILDINGS PRIOR TO CONSTRUCTION

LANDS OF MORK - 746 ACACIA LN - 182-520-050
SANTA ROSA, SONOMA COUNTY, CALIFORNIA

TENTATIVE MAP SITE LAYOUT

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Prepared Under the Direction of:
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REGISTERED PROFESSIONAL ENGINEER
No. 0042706
Exp. 03/31/20
CIVIL
STATE OF CALIFORNIA
Jerry Joseph Mork
RCE 0042706 Exp. 3/31/20

Revision	By	Date	Comments
1	JHA	01/02/2018	3RD PLAND CITY COMMENTS
2	JHA	10/25/2018	2ND PLAND CITY COMMENTS
3	JHA	08/14/2018	CITY COMMENTS

Designed JHA
Checked MPG
Date 06/04/18
Sheet

C3.0
4 of 7 Sheets
Job No. 0865-010