

Acacia Village

Small Lot Subdivision

746 Acacia Village

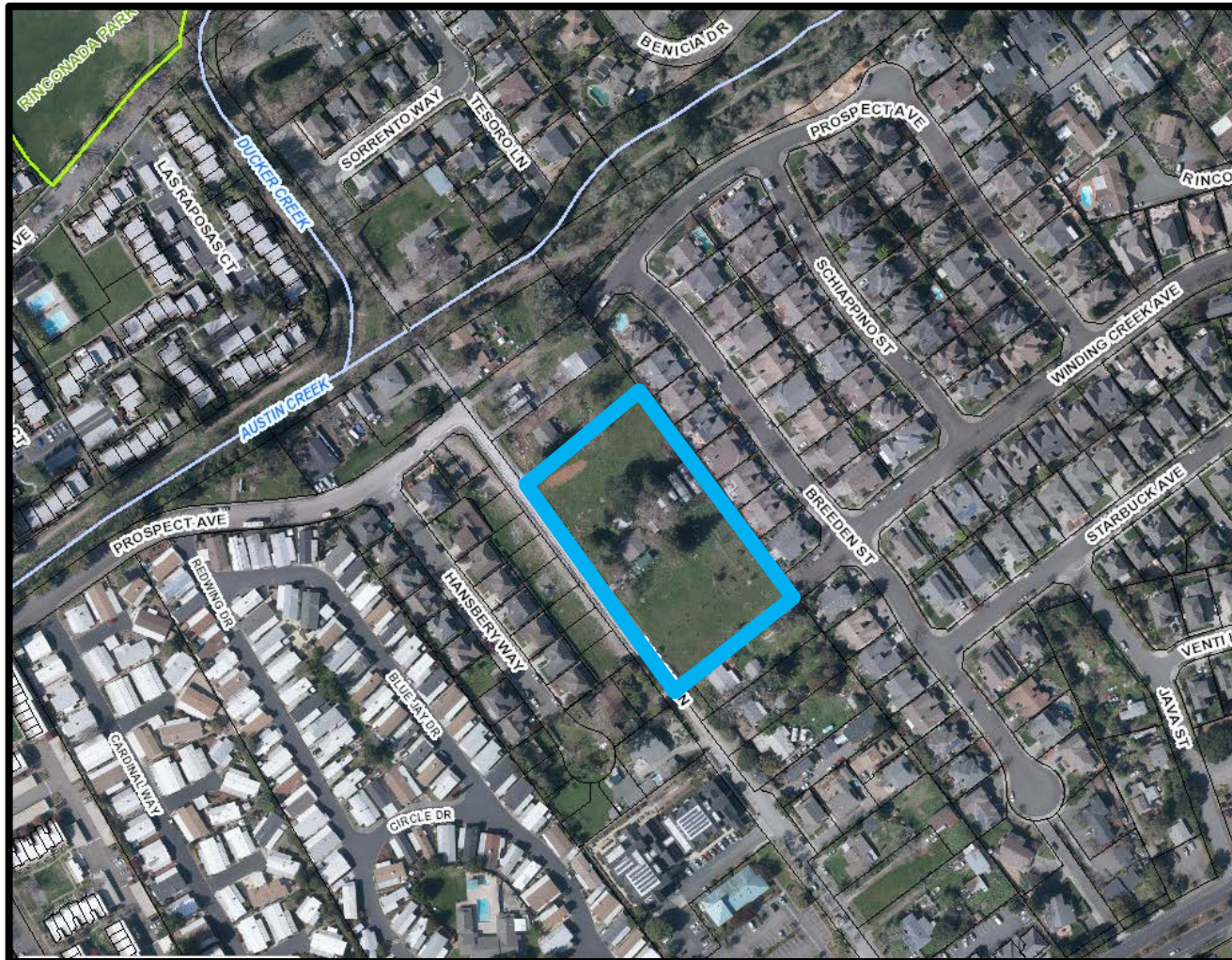
June 27, 2019

Susie Murray, Senior Planner
Planning and Economic Development

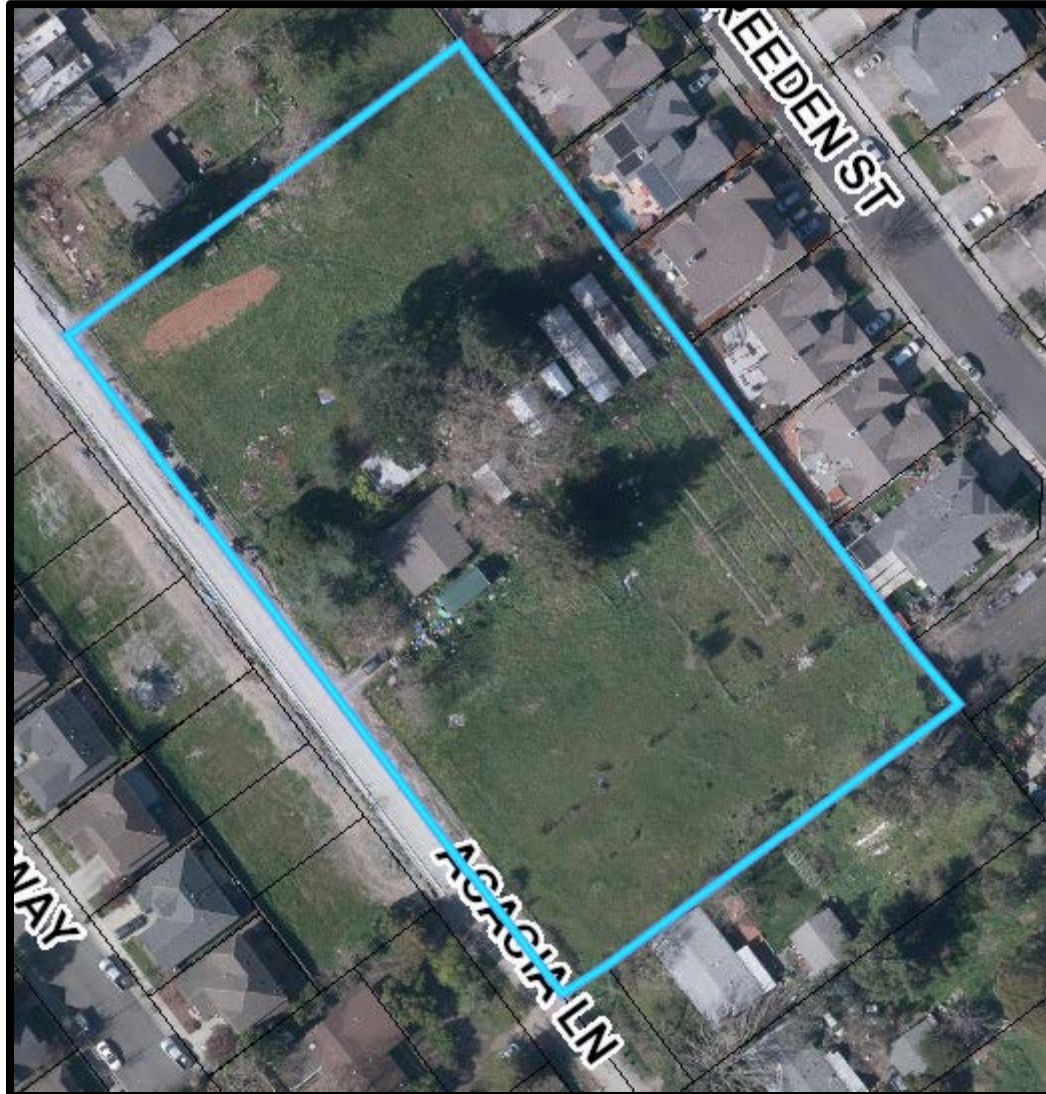
Project Description

- Subdivide 2.52 acres into 25 residential lots
- Construct 25 detached single-family units
- Three units designated for low-income owners
- Five-unit Density Bonus granted
- Required Entitlements:
 - Conditional Use Permit
 - Tentative Map

746 Acacia Lane



746 Acacia Lane



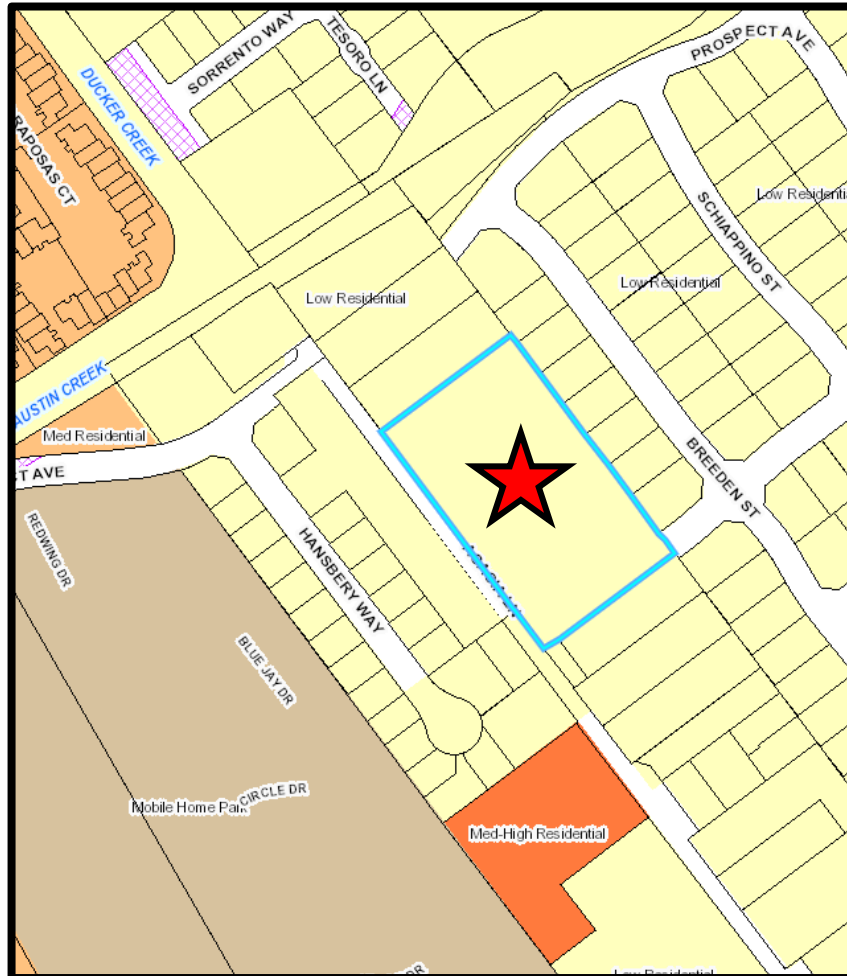


Project/Site History

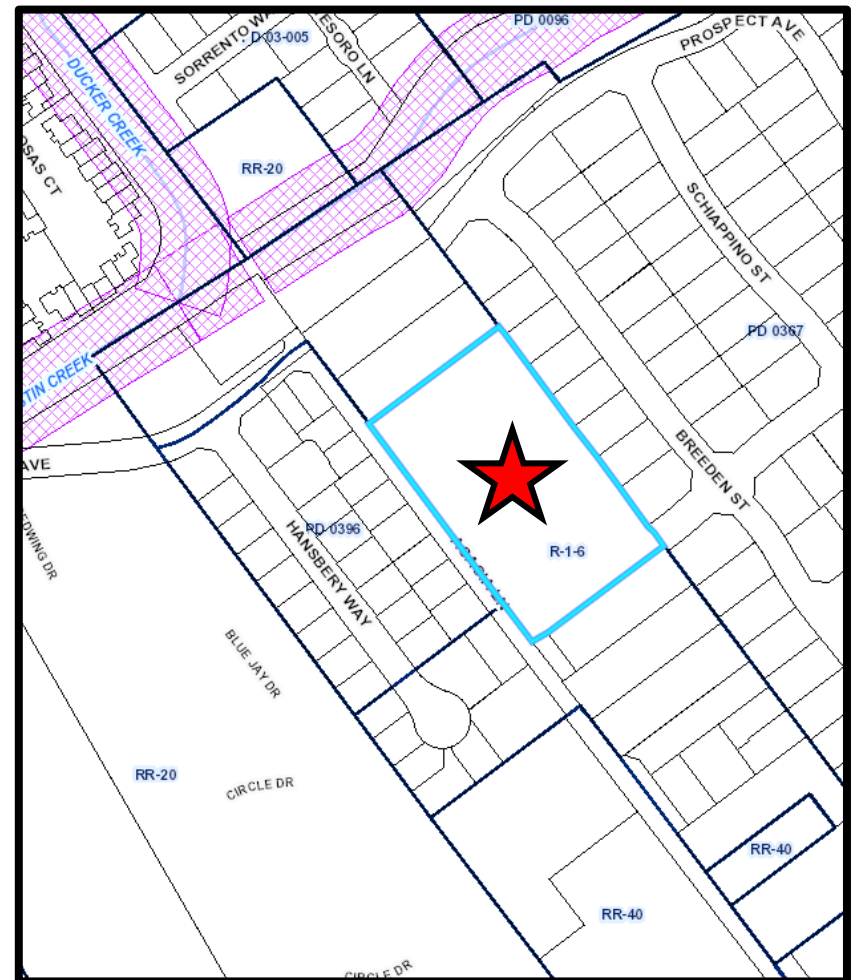
- December 20, 2016 - Pre-application Meeting with City staff
- May 23, 2017 - Council granted \$1,134,552 (Housing Incentive Fund Pilot Program)
- April 5, 2018 - A Neighborhood Meeting was held
- May 31, 2018 - Project applications were submitted
- April 4, 2019 - Applicant declined funding and revised project
- June 11, 2019 - Density Bonus Zoning Clearance granted

General Plan & Zoning

Low Density Residential



R-1-6 (Single-family Residential)



Housing

- Meet the housing needs of all Santa Rosa residents, implement Density Bonus Ordinance, and expand opportunities for lower income households (H-A, H-C, H-F-4)
- Encourage units with three or more bedrooms and onsite recreation in affordable housing projects. (H-C-13, H-C-15)

Land-use & Livability

- Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs. (LUL-F)

Urban Design

- Provide visual interest in building & site design that avoids the sense of a monotonous tract development & social interaction (UD-F-4, UD-G-6)

Transportation

- Implement traffic calming techniques on streets subject to high speed or cut-through traffic (T-C-3)

R-1-6 district – Intended for:

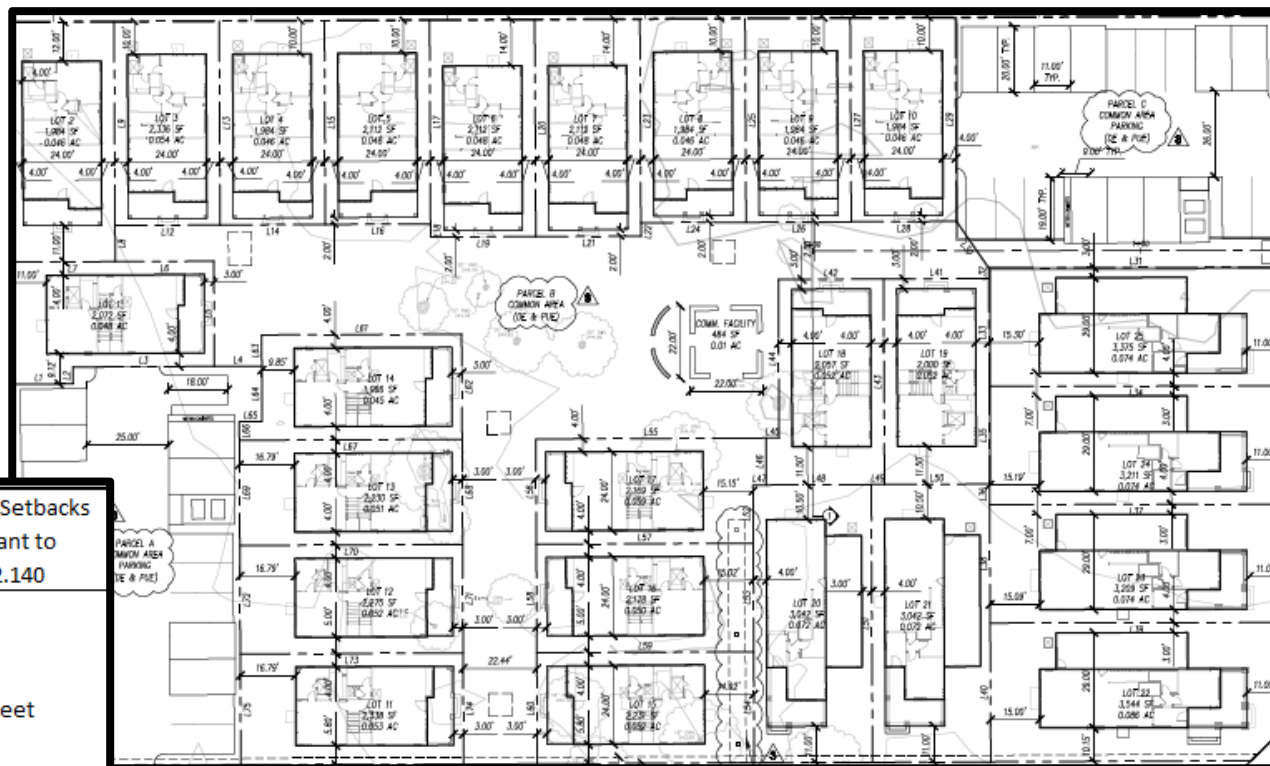
- Residential neighborhoods
- Detached & attached homes (small multi-family)

CUP Required Findings

- General Plan & zoning consistency
- Compatible with surrounding uses
- Suitable for use (access, utilities & absence of physical constraints)
- Not constitute/be injurious to public interest, health, safety, convenience or welfare, or materially injurious
- Comply with CEQA

Zoning Code – Density Bonus

- In compliance with City Code and State Law
- Includes three “Affordable” units
- Granted five “Density Bonus” units
- Meets parking requirements
- Involves four development waivers
 - Setbacks
 - Private Open Space
 - Lot Size
 - Lot Coverage



	Project setback range	Standard Setbacks pursuant to 20-42.140
Front yard	2 - 11 Feet	10 Feet
Rear yard	10 - 15.3 Feet	15 Feet
Side yard - interior	3 - 5 Feet	4/8 Feet (first/second floor)
Side yard - exterior	5.8 - 10.15 feet	4/8 Feet (first/second floor)

Applicable Code Sections

Complies with:

- Title 19 (Subdivision of Land)
 - Required findings can be met
- Chapter 17-24 (Tree Ordinance)
- Chapter 17-16 (Noise Ordinance)
- Title 20 (Zoning Code)
- Gov't Code Section 65915 (Density Bonus)

Environmental Review

California Environmental Quality Act (CEQA)

In compliance with CEQA:

- Section 15183 – General Plan consistency
- Section 15332 - Infill development
 - Consistent with General Plan and zoning;
 - Occurs on site less than five acres;
 - No value as habitat for rare, threatened or endangered species;
 - Would not result in significant effects relating to traffic, noise, or air or water quality; and
 - Located in a developed area where utilities & services are available.

Public/Council Comments

- Parking
- Privacy,
 - Setbacks at northeast
 - Second story windows
- Lighting
- Future changes to CC&Rs
- Play area for kids (parks)
- Circulation & Safety
- Trash enclosure

Recommendation

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

- A Conditional Use Permit for a small lot subdivision; and
- A Tentative Map to subdivide a 2.5-acre area into 25 residential lots for the development of Acacia Village

Questions

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