

Ditty Downs Tentative Map Time Extensions

1320 Ditty Avenue

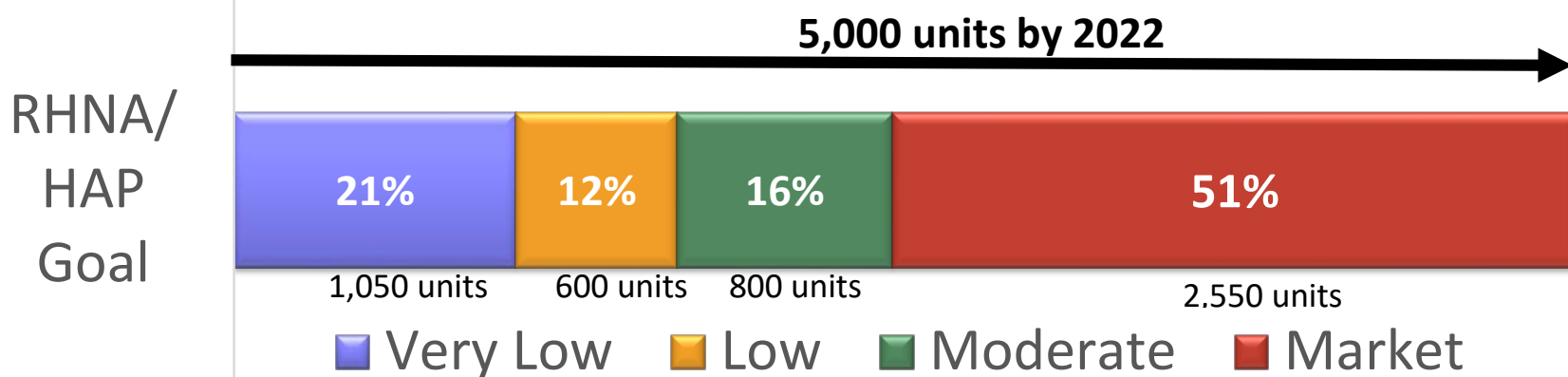
January 23, 2020

Michael Wixon
Contract Planner
Planning and Economic Development

Request for:

- Three (3) Separate 1-year Time Extensions
- New expiration date: December 11, 2021
- Tentative Map to subdivide 0.51 acres:
 - 4 parcels with associated small lot CUP and DR
 - Lot Sizes - 3,820 square feet to 6,632 square feet
 - Improvements along frontage of Ditty Ave.

Housing Action Plan



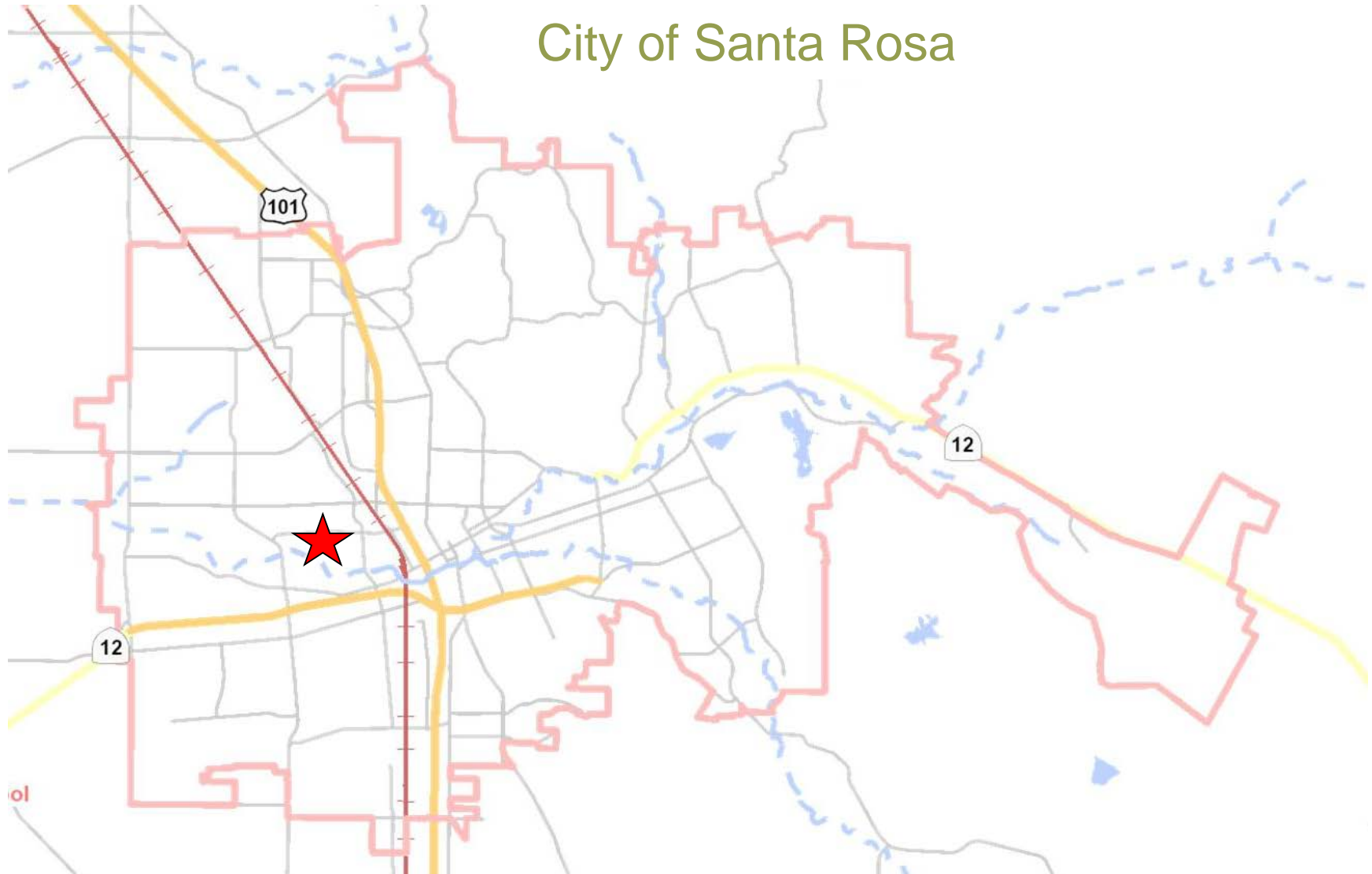
*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Ditty Downs Subdivision: Total 4 units



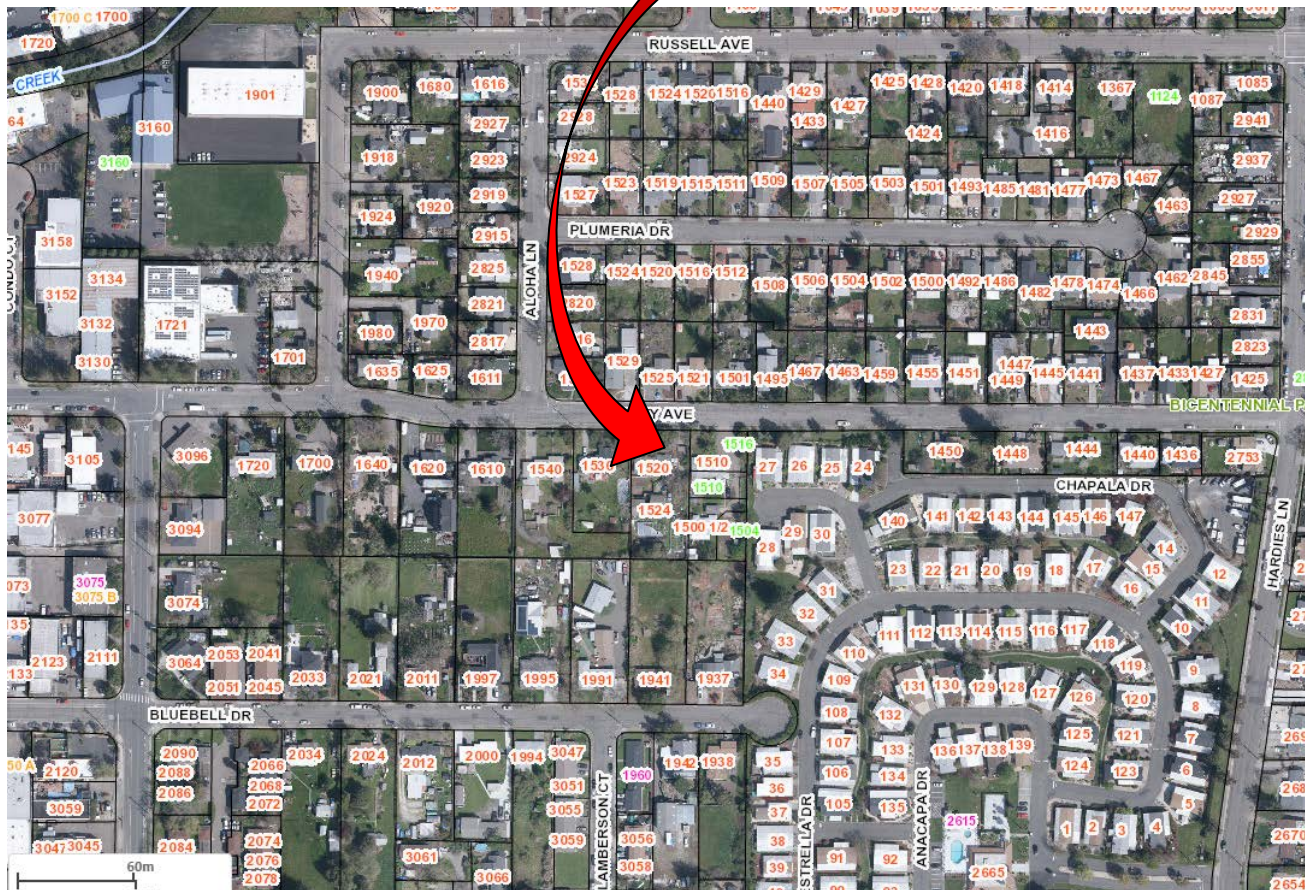
Market Rate:
4 Units* (<0.5% of goal)

Project Location 1520 Ditty Avenue

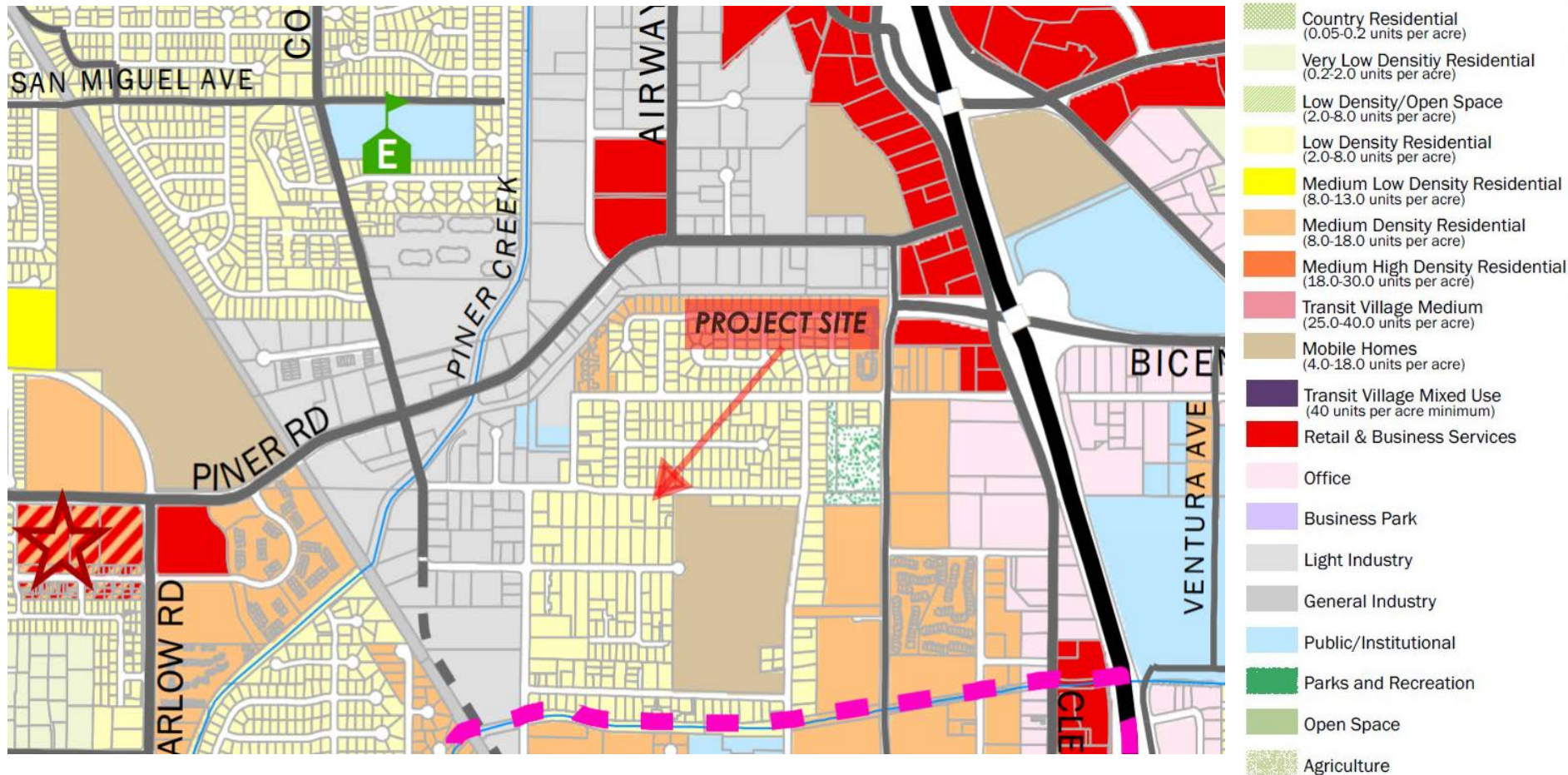


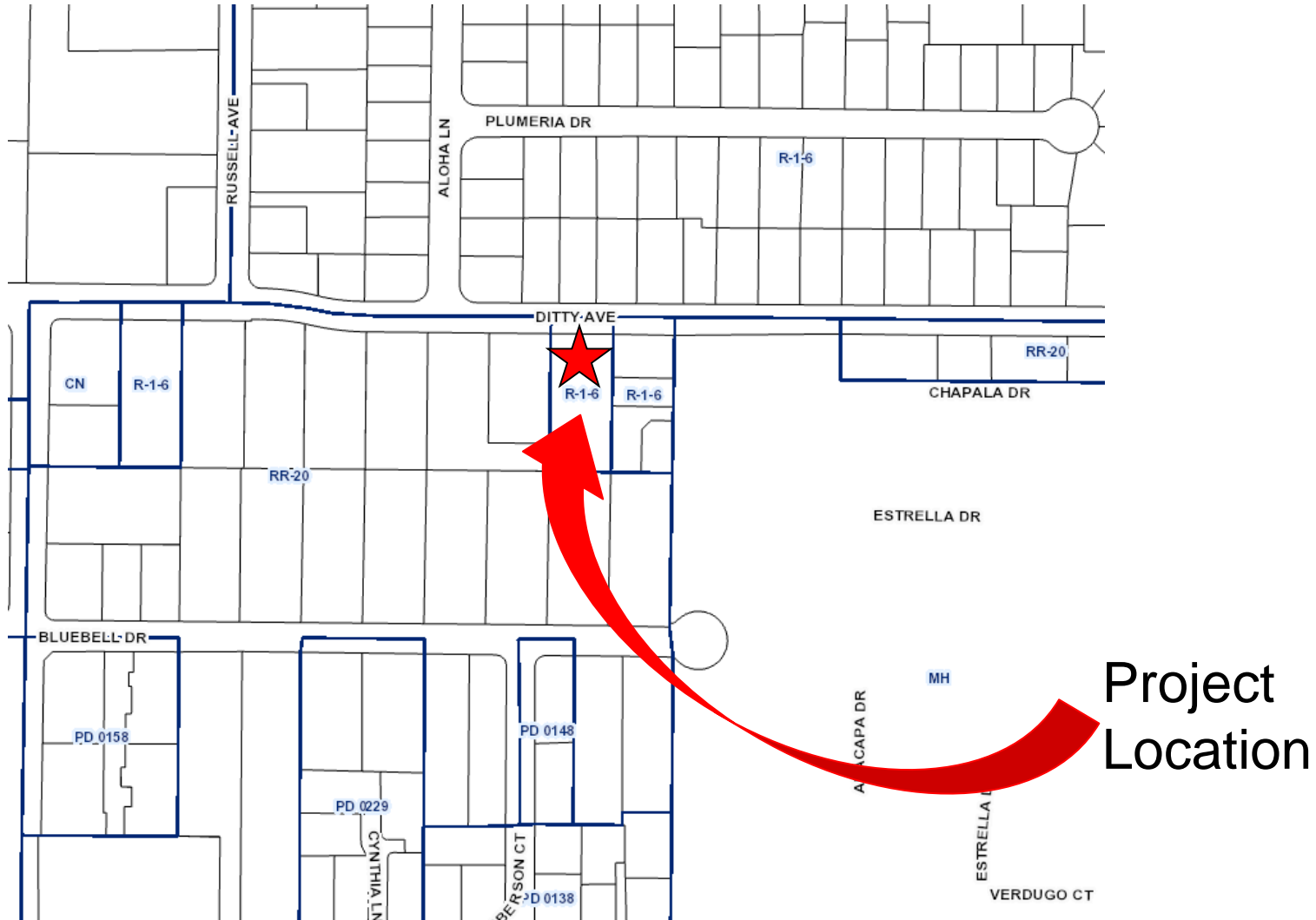
Project Location 1520 Ditty Avenue

PROJECT SITE

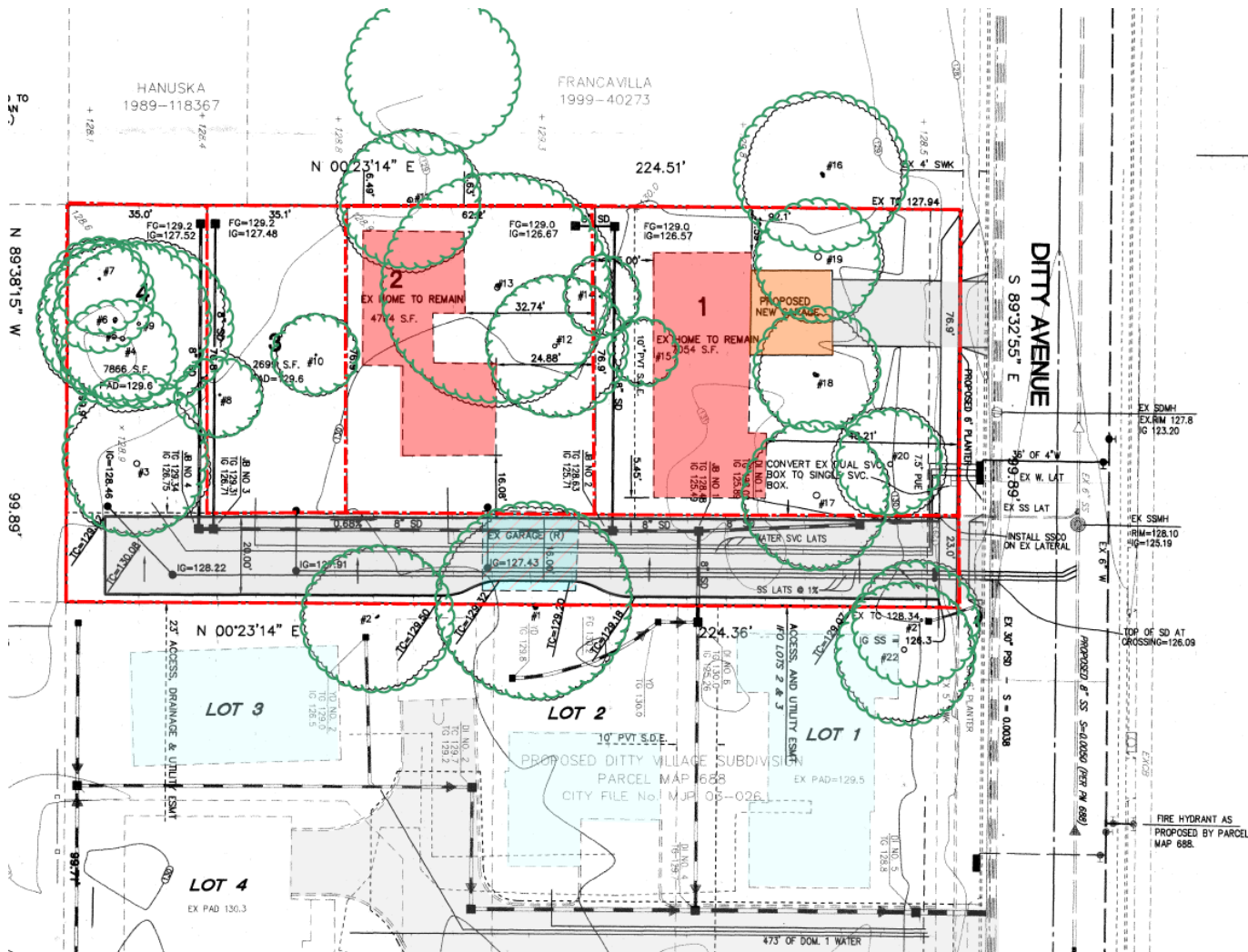


- October 9, 2008: PC Approves Tentative Map, Small Lot CUP, and Design Review; Recommends City Council adopt ND and Approve Rezone from RR-20 to R-1-6
- December 9, 2008: City Council Adopts ND and Approves Rezone
- March 15, 2017: Subdivision Committee Approves 1-yr Time Extension; Director Approves 1-Year Time Extension for Small Lot CUP and Design Review. New Expiration: October 9, 2017
- April 2018 – City Council Approves Resilient City Measures for a 1-year Automatic Extension of All Applications. New Expiration: October 9, 2018





Approved Tentative Map



Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study/Negative Declaration adopted for the Ditty Downs project on December 9, 2008
- In November 2009, City adopted the Final EIR for the General Plan 2035
- In 2012, the City adopted the Final Supplemental Program EIR for the Climate Action Plan and General Plan Update
- No additional environmental review necessary, pursuant to CEQA Guidelines 15162

The Planning and Economic Development Department recommends the Planning Commission approve three (3) separate 1-year Time Extensions for the Ditty Downs Tentative Map.

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