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**Barnes Avenue Subdivision  
3552 Barnes Avenue, Santa Rosa, CA  
APN 034-024-032**

**Design Concept Narrative**

The subject parcel owner intends to subdivide and develop the 0.5 acre parcel into 4 residential Lots. This infill project will modify the parcel's density to be more in line with the surrounding parcels and neighborhoods.

The current and proposed General Plan and Zoning designations are:

Current General Plan	=	Residential Low Density
Proposed General Plan	=	Residential Low Density

Current Zoning	=	Planned Development
Proposed Zoning	=	Small Lot Subdivision

Current General Plan Density	=	2-8 units per acre
Proposed Density	=	8 units per acre

An existing residence located on the west end of the parcel, nearest to Barnes Avenue, will be preserved. All other accessory structures on the parcel will be removed. A new attached garage will be constructed for the existing home.

A new private driveway and new private utilities will be constructed to provide access to the 3 new homes. Development will include the construction of 3 new single family detached homes.

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