

# Waiver of Parcel Map

## Sandalwood Lot 14

1031 Carol Lane

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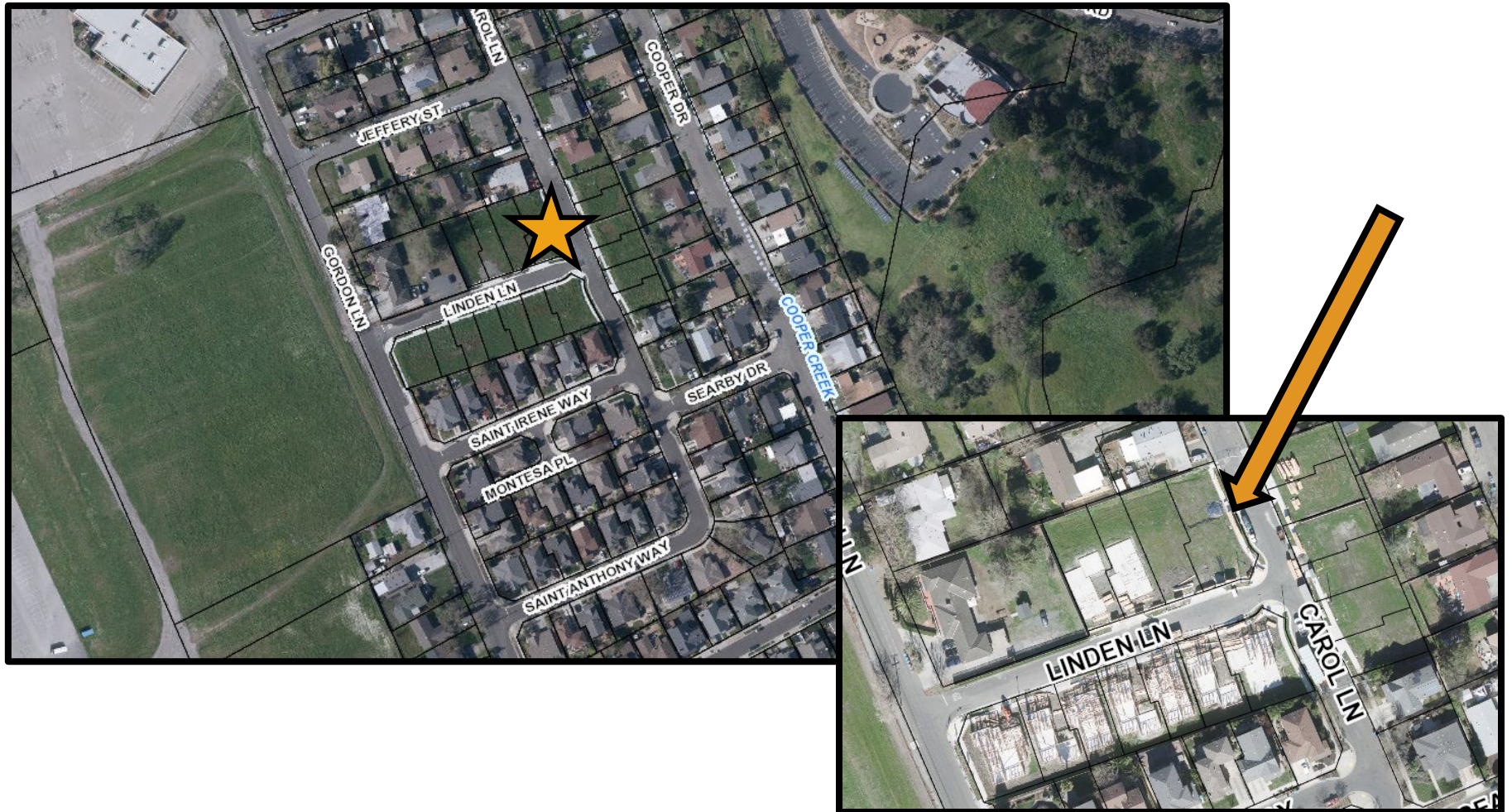
April 28, 2021

Adam Ross, Interim Senior Planner  
Planning and Economic Development

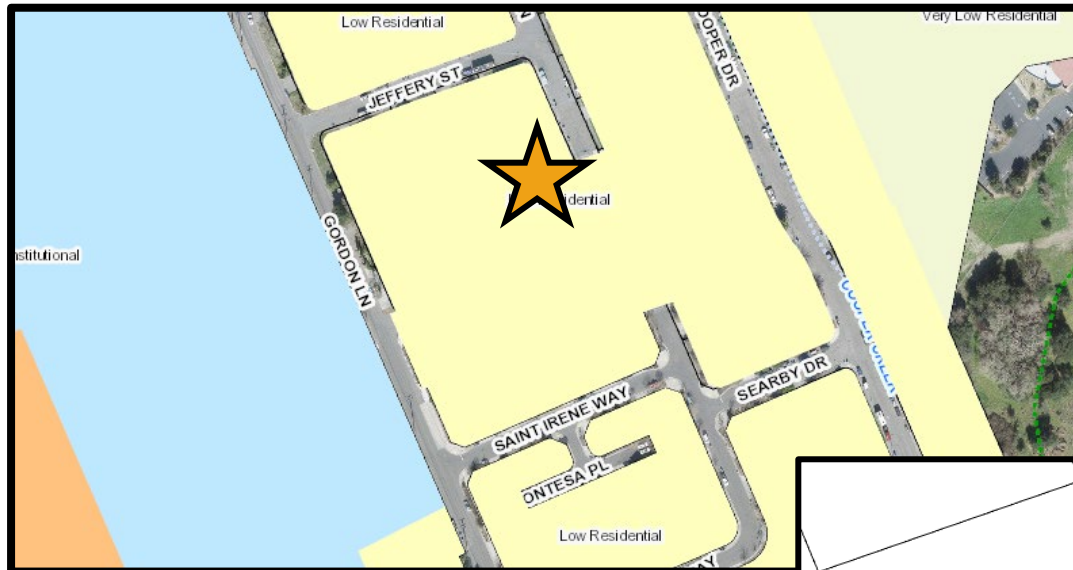


- Sandalwood Subdivision approved May 11, 2006 (Rezone, CUP, MND)
- Final Map recorded 2018
- Minor Design Review Approved October 15, 2020.
- Change from Duplex to Duet

# 1031 Carol Lane Neighborhood Context & Construction

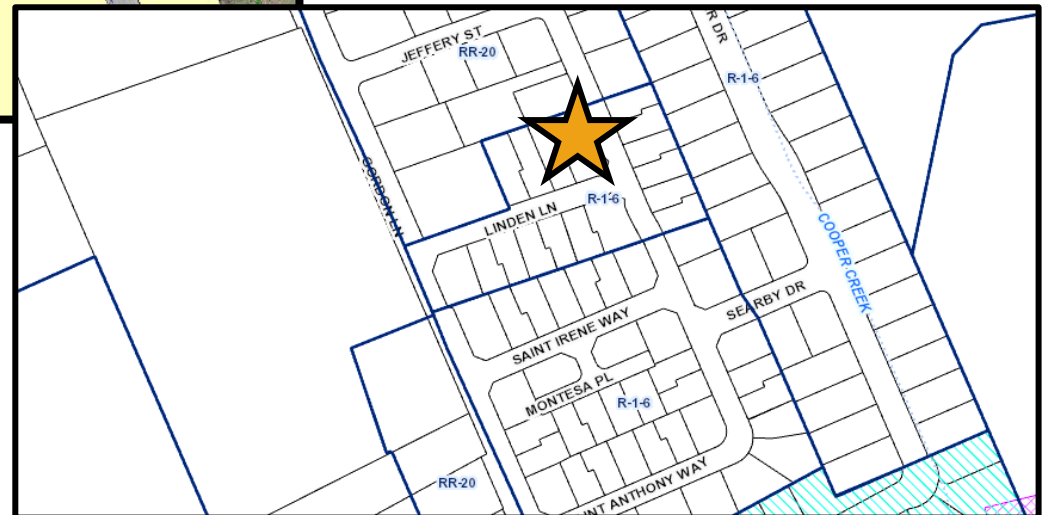


# General Plan & Zoning



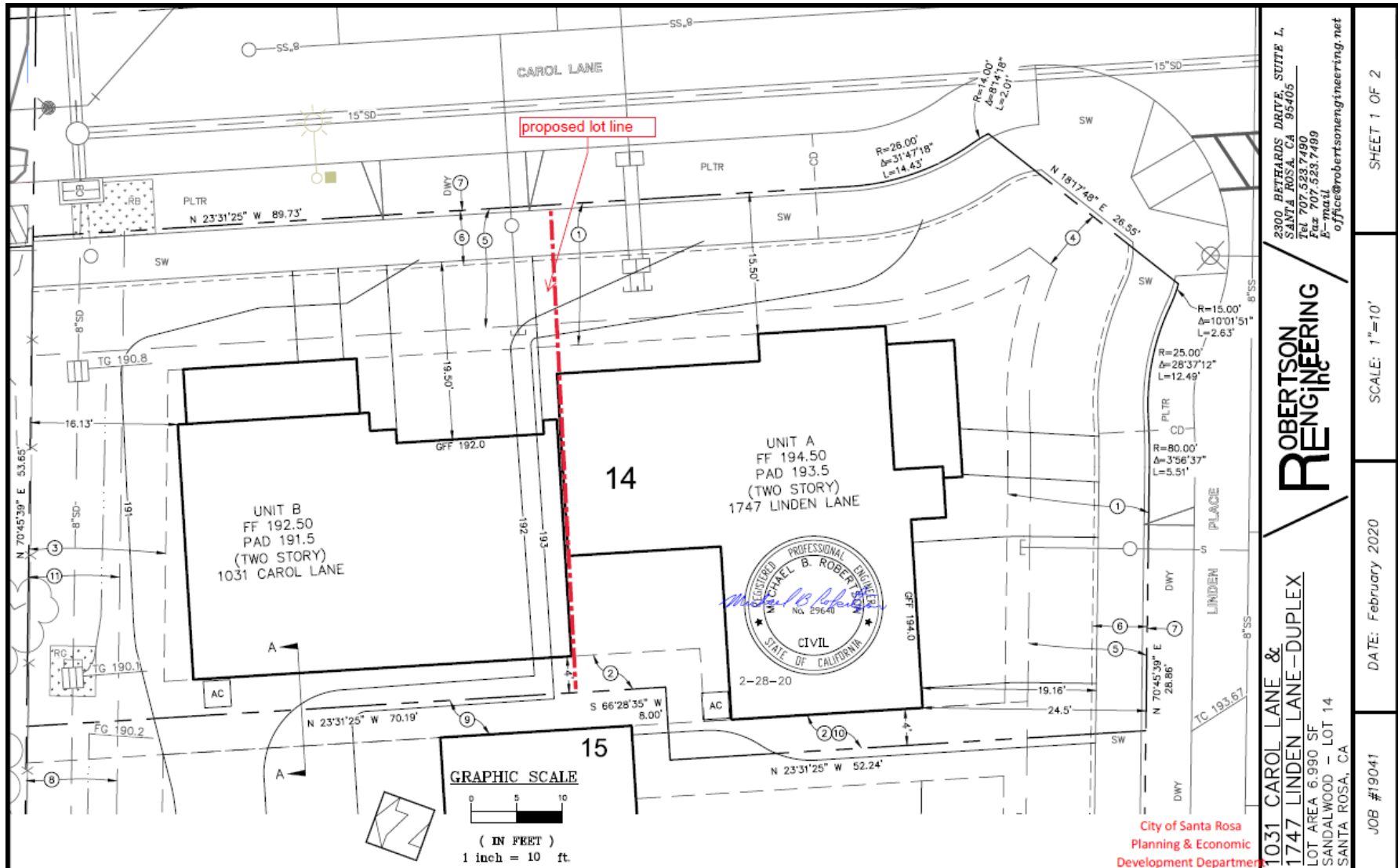
General Plan: Low Density  
Residential (2-8 units per acre)

Zoning: R-1-6  
Single-family Residential





# Proposed Exhibit



# Elevations (For Reference)



# Elevations (For Reference)



## Required Findings

- The proposed parcel map and the design of the proposed subdivision are consistent with the Santa Rosa General Plan Design
- The site is physically suitable for the type of development shown on the Waiver of Parcel Map
- The site is physically suitable for the proposed intensity of development
- Neither the design of the proposed subdivision nor the improvements will cause substantial environmental damage or will substantially and avoidably injure fish or wildlife habitat.
- The design of the subdivision nor the type of improvements as proposed is likely to cause serious health problems in that no health or sanitary problems exist on the site or in the area of the site and the city can provide adequate water and sewer services to the property



## Required Findings

- Neither the design of the subdivision nor the type of improvements, as proposed, will conflict with easements, acquired by the public at large, for access through, or use of, any property within the proposed subdivision.
- The proposed subdivision meets the Housing needs of the city and the public service needs which will be generated by the subdivision's users and are within the available fiscal and environmental resources of the city.
- The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- The proposed subdivision will not discharge waste into the city's sewer system that would result in violation of any requirements prescribed by the California Regional Water Quality Control Board.

## Required Findings

- The proposed subdivision has been reviewed in compliance with the California Environmental Quality Act in that the Planning Commission approved Resolution No. 10916, adopting a Mitigated Negative Declaration for the Sandalwood Subdivision, and the scope of the project remains unchanged and is consistent with the analysis of the environmental document, and there are no new circumstances that would require further environmental review under Section 15162 the California Environmental Quality Act (CEQA).

The Planning and Economic Development Department recommends that the Subdivision Committee grant the requested Waiver of Parcel Map, to allow the subsequent Certificate of Compliance for the construction of the Sandalwood Duet at 1031 Carol Lane and 1747 Linden Lane.

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Susie Murray, Senior Planner  
Planning and Economic Development  
[smurray@srcity.org](mailto:smurray@srcity.org)  
(707) 543-4348

