

Barnes Road Subdivision

Tentative Parcel Map

3552 Barnes Road

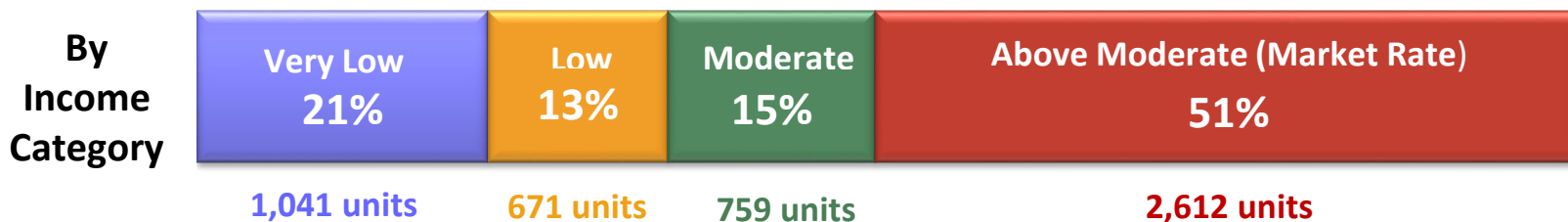
April 28, 2021

Susie Murray, Senior Planner
Planning and Economic Development

Contribution toward Regional Housing Needs Allocation (RHNA)

Santa Rosa RHNA Allocation 2015-2023

Total = 5,083 New Housing Units



Project Contribution toward RHNA



Above Moderate (Market Rate):
XXX Units (0.15% of RHNA)

- Subdivide a 0.54-acre parcel into four individual residential lots
 - Size range: 4,793 - 9043 Square Feet
 - Architecture is not required
 - Must comply with development standards for small lot subdivisions (Zoning Code Section 20-42.140)
- Required entitlements:
 - Conditional Use Permit - Approved on April 22, 2021
 - Tentative Parcel Map

Project Location – Existing Conditions

3552 Barnes Road



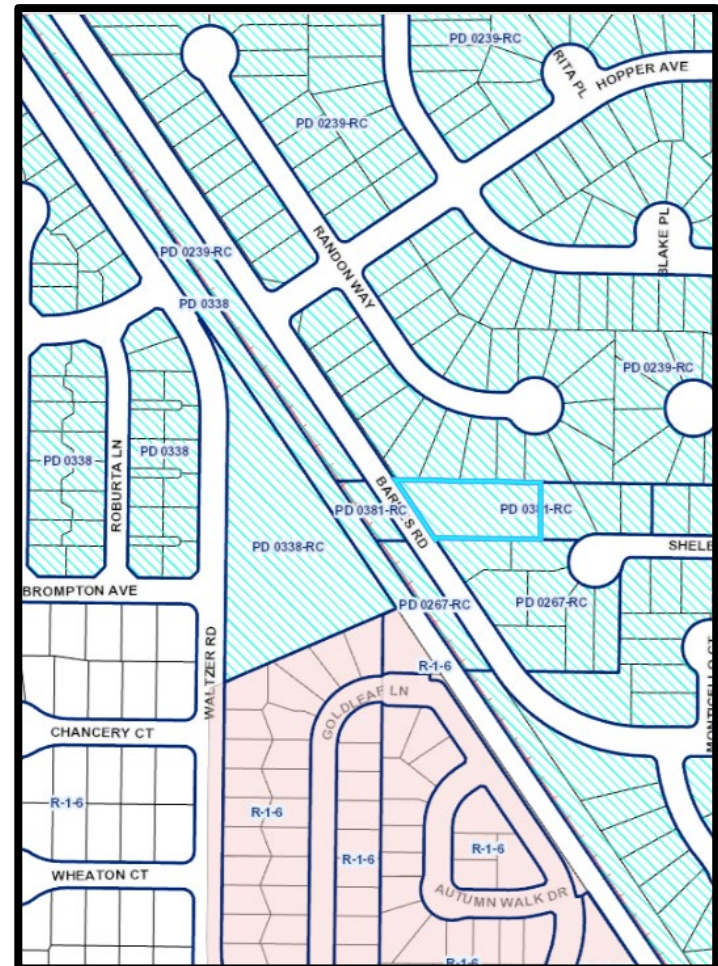


- January 24, 2017 - Pre-application meeting with City staff, intended to offer applicants an interdepartmental staff review of preliminary design applications
- December 19, 2019 - Project applications submitted to PED.
- April 22, 2021 – Associated Conditional Use Permit approved for small lot subdivision.

Low Density Residential



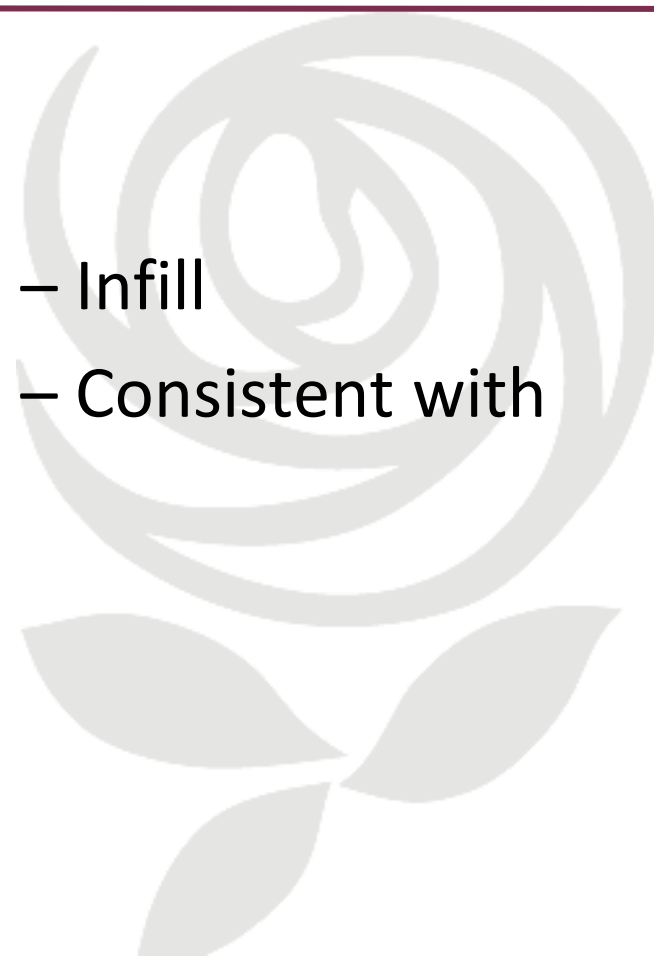
R-1-6, Single Family Residential



Environmental Review

California Environmental Quality Act (CEQA)

- Found in compliance with CEQA:
 - CEQA Guidelines Section 15332 – Infill
 - CEQA Guidelines Section 15183 – Consistent with General Plan





Conceptual Site Plan



- No issues were raised during staff review.

- Property damage caused by increased traffic;
- Air quality & noise due to increased density (exhaust);
- Loss of property value;
- Decreased safety due to new street and increased density;
- Increased density is out of context for the area; and
- Previous & existing uses

Susie Murray, Senior Planner
Planning and Economic Development
SMurray@SRCity.org
(707) 543-4348

