

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW BOARD  
**MAY 6, 2021**

**PROJECT TITLE**

Meadowood Ranch

**APPLICANT**

Peter Johnson, New Growth Enterprises

**ADDRESS/LOCATION**

2853 & 2875 Dutton Meadow

**PROPERTY OWNER**

Deangelis Construction, Inc

**ASSESSOR'S PARCEL NUMBER**

043-111-005, -006

**FILE NUMBER**

DR21-018

**PROJECT SITE ZONING**

R-1-6 (Single-Family Residential)

**GENERAL PLAN DESIGNATION**

Low Residential

**APPLICATION DATE**

April 2, 2021

**APPLICATION COMPLETION DATE**

April 2, 2021

**PROJECT PLANNER**

Susie Murray

**RECOMMENDATION**

Provide Comments and Recommendations

**PROPOSAL**

The Project proposed a 90-unit, small lot subdivision, consisting of six detached single-family dwellings and 84 attached single-family. The project also proposes 48 accessory dwelling units (ADUs), for a total of 138 housing units.

Each single-family detached unit and 42 of the single-family attached units will have a detached three-car garage that will be accessible from a private alley. Each of these garage structures will support an ADU. Uncovered parking spaces are proposed on 42 of the private lots, adjacent to the garages, and on commonly owned parcels near amenities.

A proposed community management office and recreation center, with a pool and clubhouse, is located central to the community. The community will be served by a homeowner's association responsible for maintenance of all common areas. New Growth Living plans to retain ownership and provide Meadowood Ranch as a for-rent community with full time onsite management.

**Attachments**

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – Concept Design Narrative
- Attachment 4 – Concept Plans
- Attachment 5 – Site Photos