

# City of Santa Rosa



## Legislation Details

**File #:** 22-109PC      **Version:** 1      **Name:** Penstemon Place  
**Type:** PC- Public Hearing      **Status:** In Committee  
**File created:** 1/19/2022      **In control:** Planning Commission  
**On agenda:** 1/27/2022      **Final action:**  
**Title:** PUBLIC HEARING - PENSTEMON PLACE, A 59-LOT SMALL LOT SUBDIVISION, INCLUDING A MITIGATED NEGATIVE DECLARATION, HILLSIDE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT AND TENTATIVE MAP AT 2574, 2842 AND 2862 LINWOOD AVENUE; FILE NO. PRJ16-032

BACKGROUND: Penstemon Place is a proposal to develop a 59-lot, single-family detached subdivision. The project involves a Mitigated Negative Declaration, a Conditional Use Permit for a small lot subdivision; a Hillside Development Permit because a portion of the site has slopes greater than ten percent; and a Tentative Map to subdivide an approximately 9.73-acre area into 59 individual lots.

PROJECT PLANNER: Susie Murray

**Sponsors:** Planning and Economic Development

**Indexes:** Mitigated Negative Declaration

**Code sections:**

**Attachments:** 1. Staff Report, 2. Attachment 1 - Disclosure Form.pdf, 3. Attachment 2 - Location & Neighborhood Context Maps.pdf, 4. Attachment 3 - Project Narrative.pdf, 5. Attachment 4 - Tentative Map.pdf, 6. Attachment 6 - Architectural Plans, 7. Attachment 5 - Streetscape.pdf, 8. Attachment 7 - Development Plan.pdf, 9. Attachment 8 - Slope Analyses.pdf, 10. Attachment 9 - Prelim Landscape - 1.pdf, 11. Attachment 10 - Existing Conditions.pdf, 12. Attachment 11 - Policy Statement 96-001.pdf, 13. Attachment 12 - MND, Circulated, 14. Attachment 13 - IS-MND (blue-redline).pdf, 15. Attachment 14 - MMRP (redline).pdf, 16. Attachment 15 - Arborist's Report.pdf, 17. Attachment 16 - Tree Tabulation (corrected).pdf, 18. Attachment 17 - Tree Ordinance.pdf, 19. Attachment 18 - Traffic Study, January 2018.pdf, 20. Attachment 19 - Public Correspondence, 21. Resolution - Mitigated Negative Declaration, 22. Exhibit A - MND, 23. Resolution - Hillside Development Permit, 24. Resolution - Conditional Use Permit, 25. Resolution - Tentative Map, 26. Exhibit A - DAC Report, 27. Exhibit B - MMRP, 28. Presentation, 29. Applicant Presentation, 30. Late Correspondence as of 1.27.2022 at 12 p.m.

| Date      | Ver. | Action By           | Action                                 | Result |
|-----------|------|---------------------|--|--------|
| 1/27/2022 | 1    | Planning Commission | to waive reading of the text and adopt | Pass   |
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