

# House Santa Rosa

Design Review Board

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June 15, 2023

Conor McKay, Senior Planner

Grant-funded initiative to accelerate the production of housing and help local jurisdictions achieve compliance with Regional Housing Needs Assessment.

What is the LEAP Grant?

January 2022 – Awarded Grant

July 2022 – Full steam ahead

December 2022 – Community surveys distributed

September 2023 – Grant must be expended

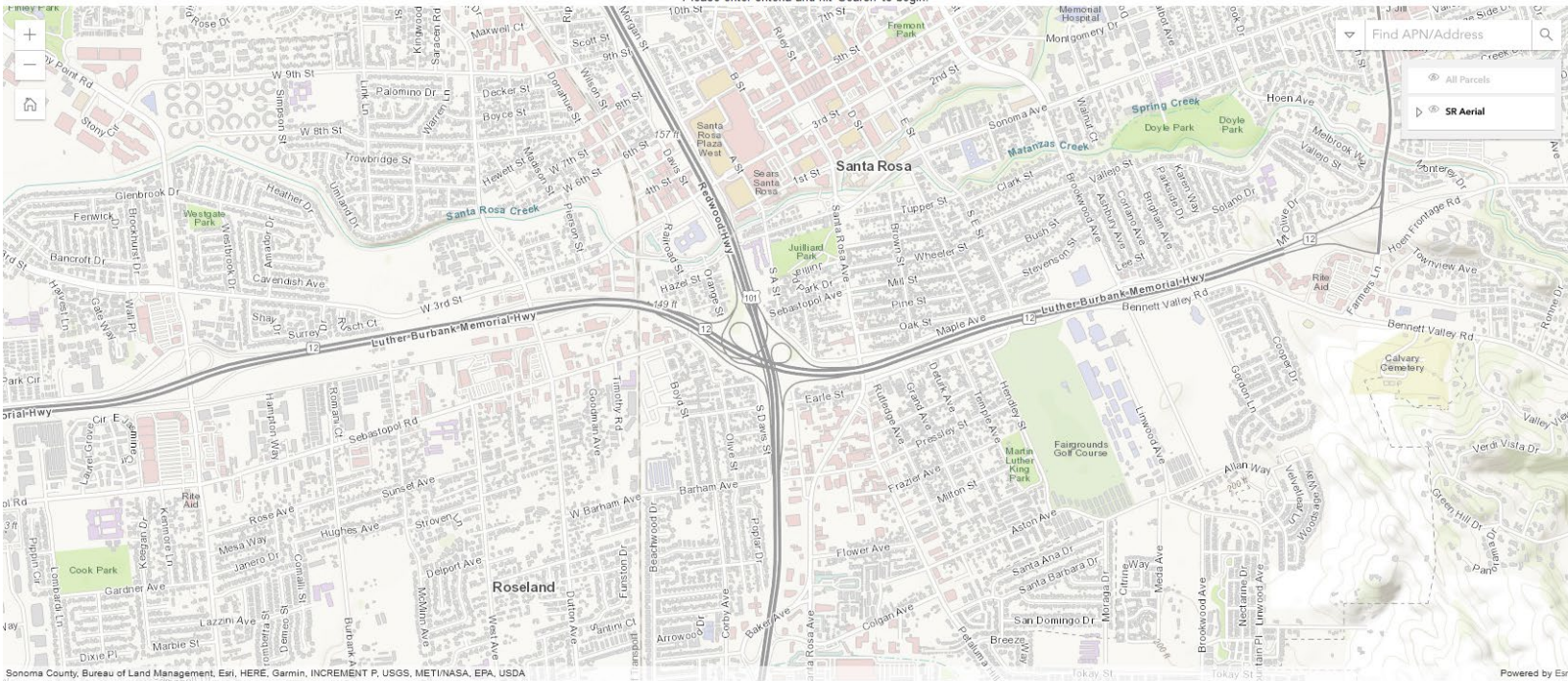
## 1. Development Feasibility Map and Dashboard

- Online map that shows specific development criteria and incentives that affect how a property can be developed
- Dashboard that allows a user to enter specific criteria (residential density, vacant lot, location within Priority Development Area) and receive a list of parcels that fit those criteria

House Santa Rosa

Please enter criteria and hit 'Search' to begin.

Search



Sonoma County, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Powered by Esri

Find APN/Address

All Parcels

SR Aerial

- Vacant Parcels Only:**
- Estimated Project Value:**
- # of Units:**
- Affordable Housing:**
- Height of Building:**
- Environmentally Streamlined:**
- No Parking Requirement:**
- No Traffic Study Required:**
- Exclude Hazmat:**
- On City Water:**
- Exclude Tiger Salamander Areas:**
- Exclude Wildland Urban Interface Areas:**

## Project Concept

A developer would like to build 25 units, with five units dedicated to Very Low-Income households, and 10 units dedicated to Low-Income households.

The property should be currently vacant, allow for a 35-foot structure, be located in a Specific Plan Area, and be located in an area that does not require on-site parking.

# House Santa Rosa – Development Feasibility Tool - Example

**Search**

**Vacant Parcels Only:**

**Estimated Project Value:**

**# of Units:**

**Affordable Housing:**

**# of Low Income Units:**

**# of Very Low Income Units:**

**26 Bonus Units** (auto-calculates Density Bonus)

**Height of Building:**

**Environmentally Streamlined:**

**No Parking Requirement:**

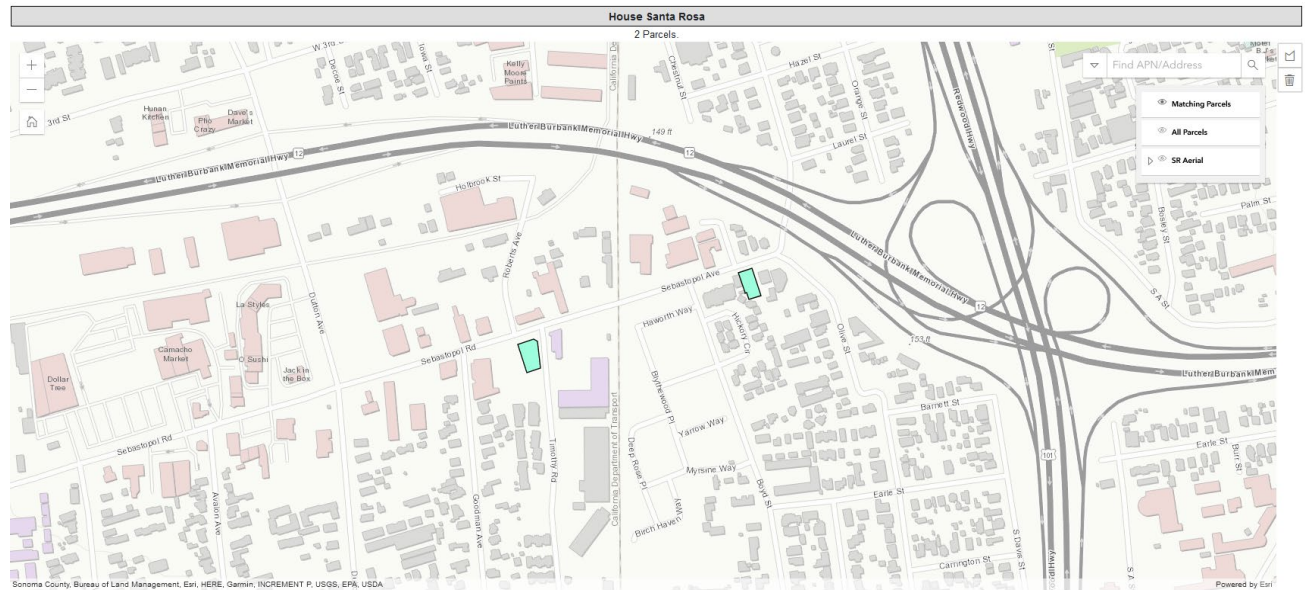
**No Traffic Study Required:**

**Exclude Hazmat:**

**On City Water:**

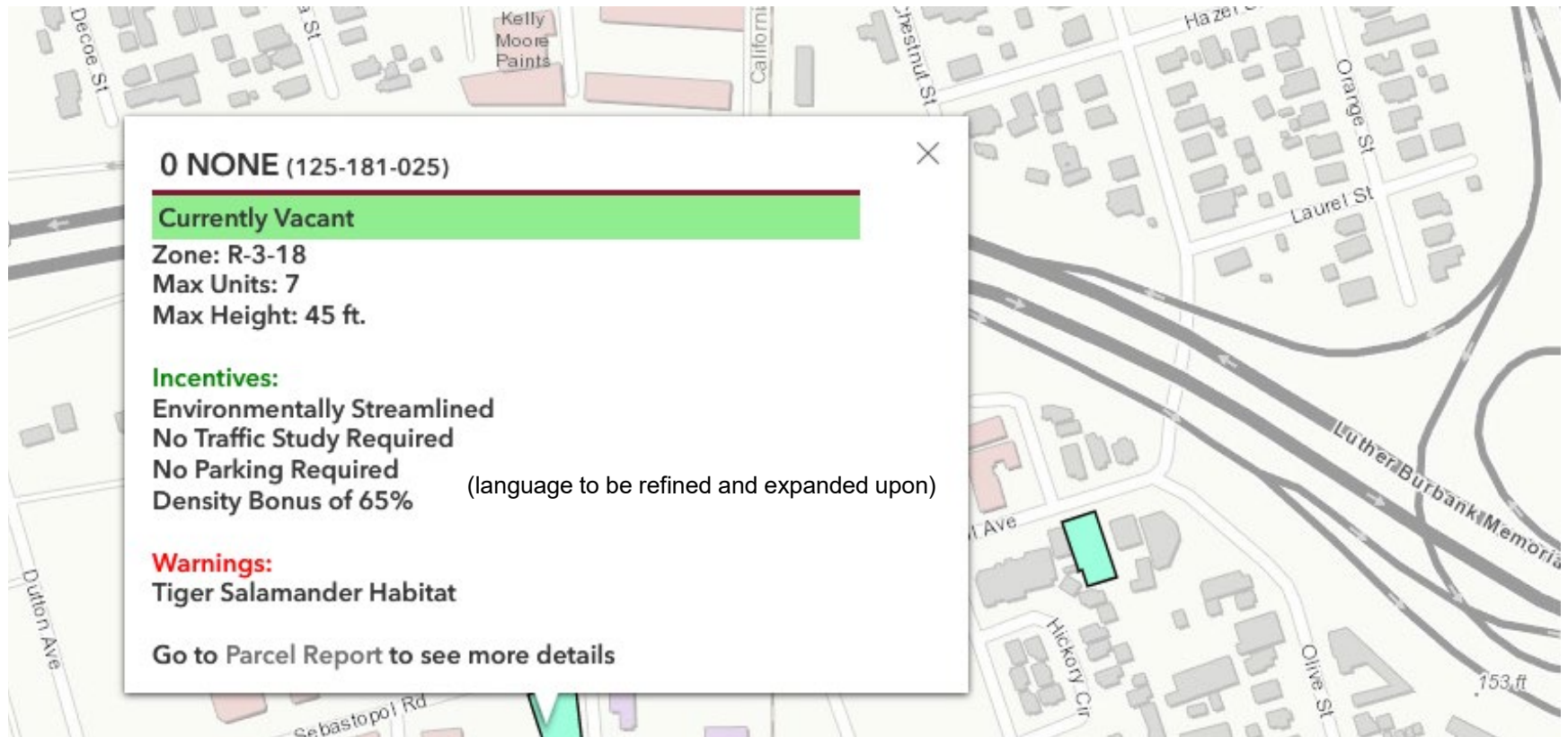
**Exclude Tiger Salamander Areas:**

**Exclude Wildland Urban Interface Areas:**



(list of resulting parcels to be located here)





## 2. Real-time Development Map and Dashboard

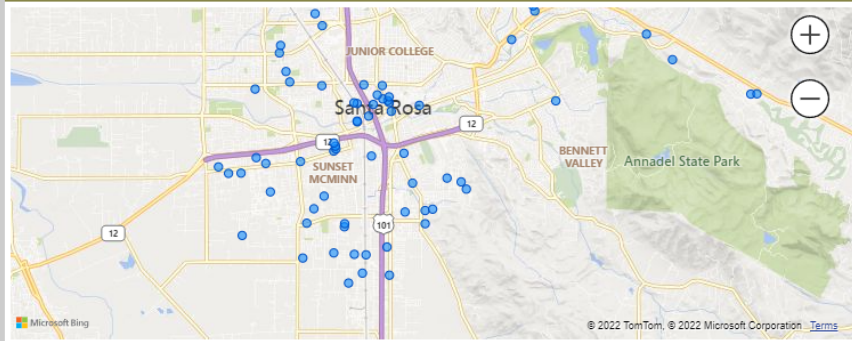
- Online map that displays project information, including specific details related to the development and the status of the proposal
- Dashboard that allows a user to enter project details and receive a list of projects that fit those criteria

## City of Santa Rosa Pending Developments - All Council Districts

This Pending Development report contains a list of land use permits currently under review or approved.

Project ID	Status	Status Date	Council District	Project Name	# of Units	Site Address	Land Use
MAJ04-004	Approved	3/10/2005 12:00:00 AM		KAWANA MEADOWS	62	1162 KAWANA SPRINGS RD	Single Family Dwelling
MJP04-029	Approved	11/28/2004 12:00:00 AM		COURTNEY ESTATES	54	1500 FULTON RD	Multi-Family Dwelling,S
MJP07-003	Approved	8/16/2012 12:00:00 AM		North Village II	116	2406 FULTON RD	Multi-Family Dwelling
MJP07-007	Approved	7/21/2007 12:00:00 AM		Vista Gabrielle	6	5150 SONOMA HWY	Single Family Dwelling
MJP07-037	Approved	12/14/2007 12:00:00 AM		DUTTON AVE SUBDIVISION	6	895 DUTTON AVE	Single Family Dwelling
PRJ18-002	Inactive	6/13/2022 12:00:00 AM	0	Lillian Court Subdivision	10	600 W COLLEGE AVE	Small Lot Residential Pr
PRJ21-013	Approved	8/15/2022 12:00:00 AM	0	Avenue 3111 Storage & Apartments	48	3111 SANTA ROSA AVE	Multi-Family Dwelling,S
DR18-044	Approved	7/9/2019 12:00:00 AM	1	Yolanda Apartments	252	325 YOLANDA AVE	Multi-Family Dwelling
DR20-051	Under Review	10/19/2022 12:00:00 AM	1	Mosaic Apartments	147	1683 PETALUMA HILL RD	Multi-Family Dwelling
DR21-001	Approved	8/3/2021 12:00:00 AM	1	Casa Roseland	75	665 SEBASTOPOL RD	Multi-Family Dwelling
DR21-017	Approved	10/4/2022 12:00:00 AM	1	Ponderosa Village SB 35 Application	51	250 ROSELAND AVE	Multi-Family Dwelling
DR21-019	Approved	9/7/2021 12:00:00 AM	1	Acme Family Apartments	77	1885 SEBASTOPOL RD	Multi-Family Dwelling
MJP13-009	Approved	3/11/2020 12:00:00 AM	1	Bellevue Ranch 7	30	2903 DUTTON MEADOW	Single Family Dwelling,
DR15-022	Approved	2/21/2017 12:00:00 AM	1	Dutton Avenue Residences	107	2150 DUTTON AVE	Multi-Family Dwelling
<b>Total</b>					<b>6129</b>		

### Map of Developments



### Report Filters

**Land Use**  
All

**Location**  
All




**Status**  
 Select all  
 Approved  
 Inactive  
 Under Review


**Affordable Housing**  
All


**Council District**  
All

**Report Filters**

**Land Use**

All   

**Location** 

All 

**Status**


Select all

Approved


Inactive

Under Review

**Affordable Housing**

All 

**Council District**

All 

New filters to be added  
Ex: Parking concessions  
Building height  
Affordability breakdown  
Approval date

# House Santa Rosa - Objectives

- Help community members and developers understand how parcels throughout the City can be developed
- Create greater transparency regarding housing projects that are proposed and approved
- Create efficiencies related to required annual reporting.
- Simplify analysis of the effectiveness of housing policies by providing a user-friendly platform that displays where development is happening throughout the City.

# House Santa Rosa – The Team

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Jackie Reese, IT

Joshua Damron, Engineering / IT

Jill Garibaldi

Amy N

Chris Greene, GIS

Matt Stull, GIS

Planning Division

Other internal departments (Fire, Building, Engineering)

Developer community of Santa Rosa

Santa Rosa residents/community members

....all of you!

## Development Feasibility Tool

Build out additional regulations and incentives of development

## Real-Time Development Map and Dashboard

Introduce additional filters based on new data

## Gather feedback from Boards and Commissions

Cultural Heritage Board – June 21st

Planning Commission – June 22nd

Ask questions, and provide input on:

- Site characteristics (regulations and incentives) that are important in determining the feasibility of development for the site
- Project details that are important to the community (phase of the project, number of units, number of parking spaces, etc)
- Anything else!



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