

Acacia Village Small Lot Subdivision

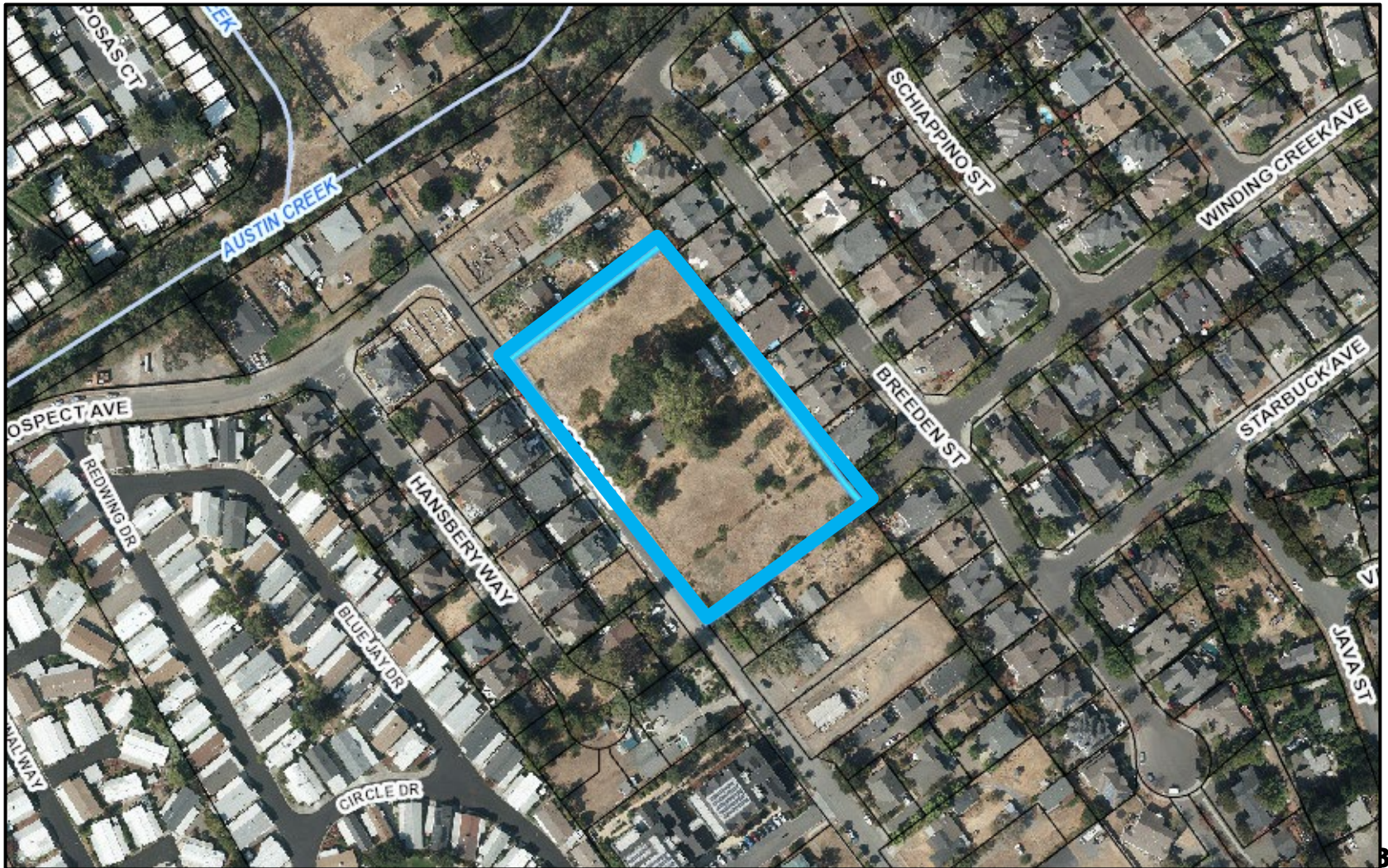
746 Acacia Village

September 12, 2024

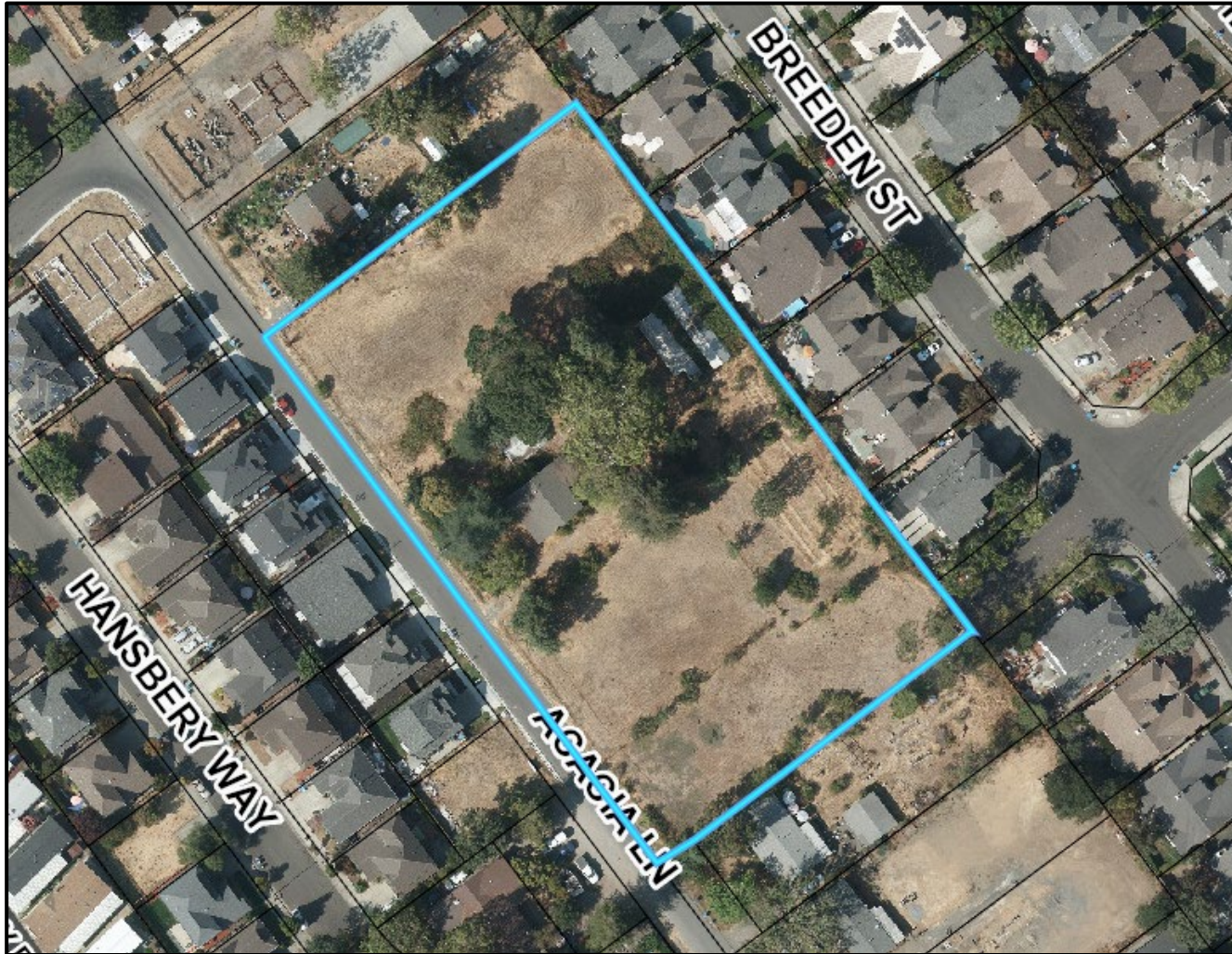
Suzanne Hartman, City Planner
Planning and Economic Development

- Subdivide 2.5 acres into 25 residential lots
- Construct 25 detached single-family units
- Three units designated for low-income owners
- Five-unit Density Bonus granted
- Required Entitlements:
 - Conditional Use Permit
 - Tentative Map

746 Acacia Lane



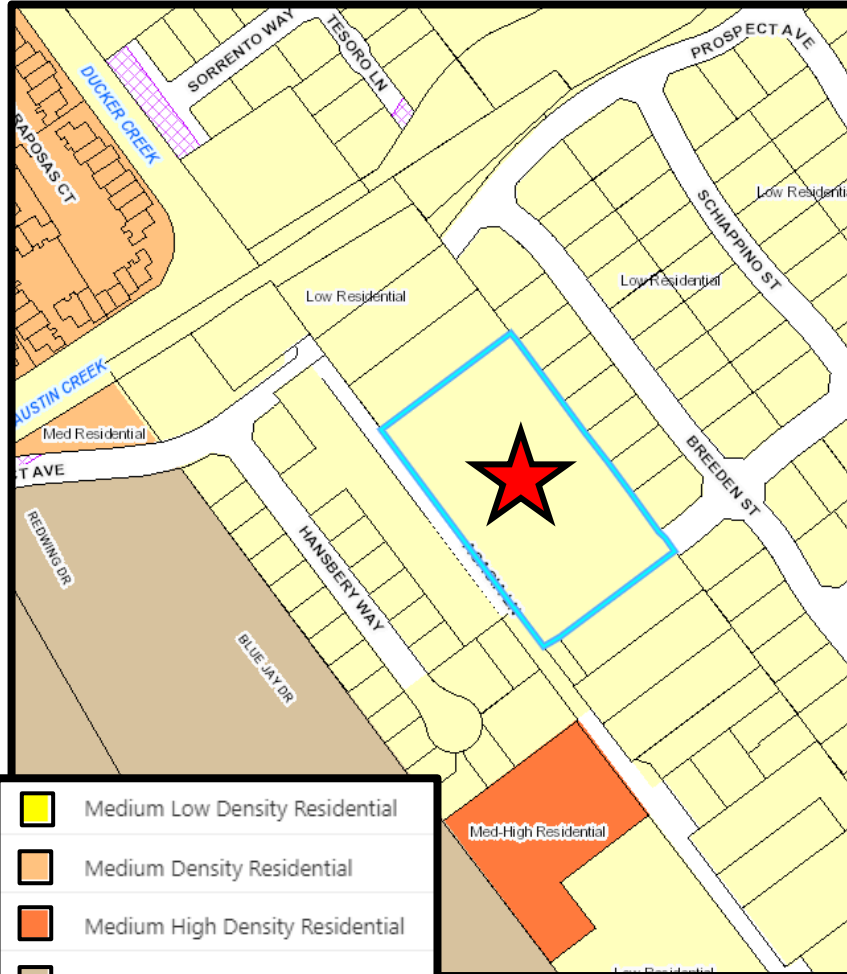
746 Acacia Lane



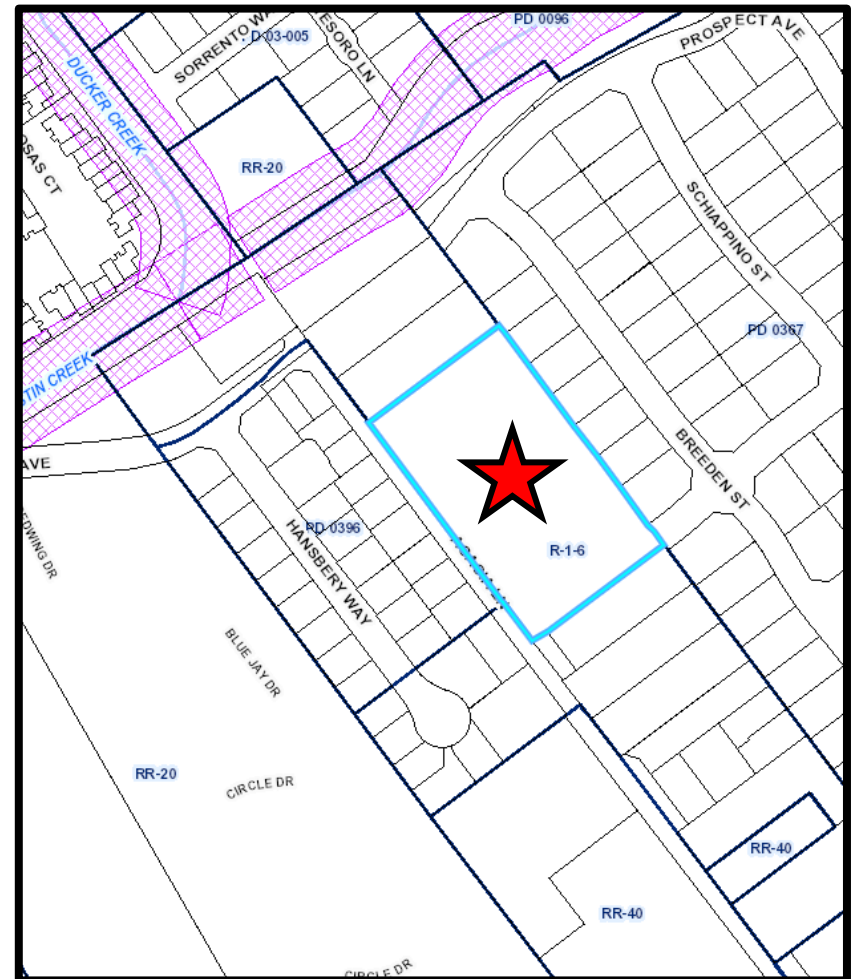
Project History

- June 11, 2019 - Density Bonus granted
- June 27, 2019 - First PC approval
- AB 1561 - State mandated 18-month extension
- December 27, 2022 – Original approved expired
- April 15, 2024 – New application packet submitted
- May 10, 2024 - Notice of Application Distributed
- May 20, 2024 - Neighborhood Meeting held
- July 30, 2024 - Application Deemed Complete
- August 9, 2024 – Notice of Public Hearing distributed

Low Density Residential



R-1-6 (Single-family Residential)



Housing

- Meet the housing needs of all Santa Rosa residents, implement Density Bonus Ordinance, and expand opportunities for lower income households (H-A, H-C, H-F-4)
- Encourage units with three or more bedrooms and onsite recreation in affordable housing projects. (H-C-13, H-C-15)

Land-use & Livability

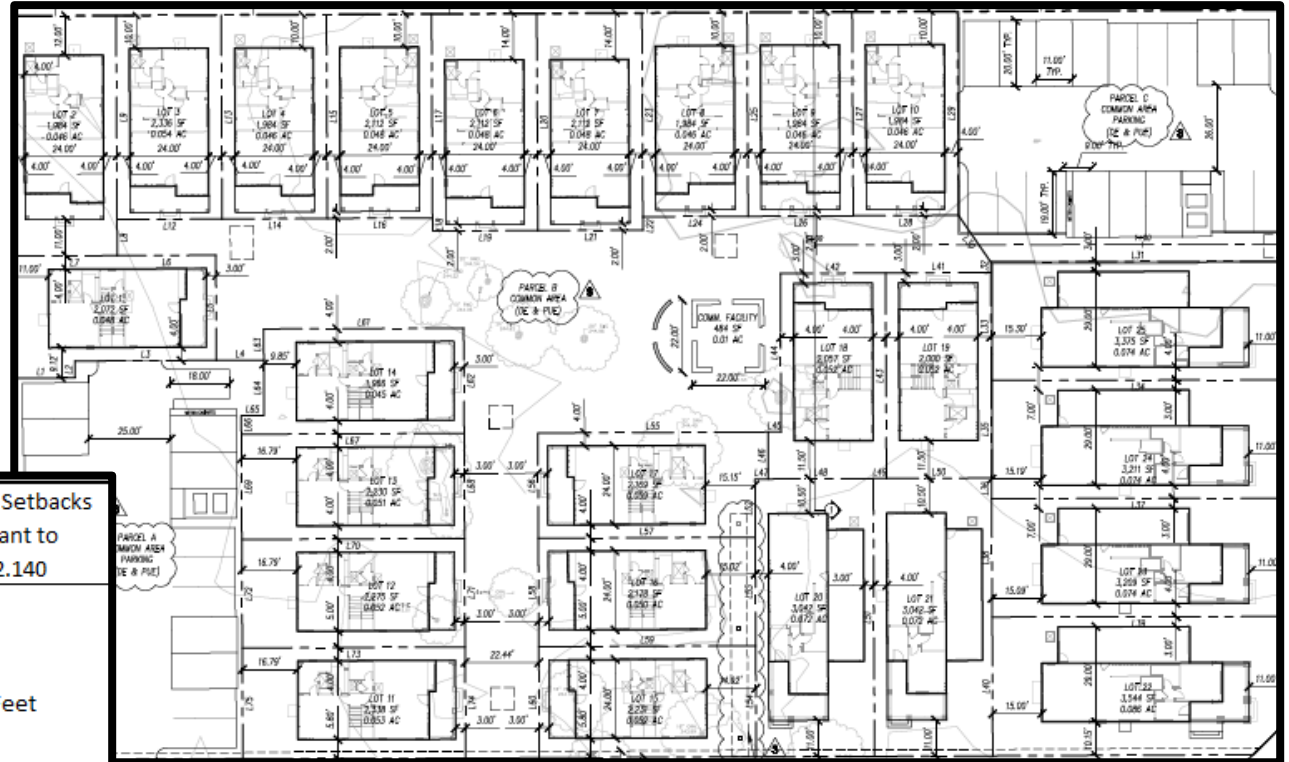
- Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs. (LUL-F)

- **Urban Design**
 - Provide visual interest in building & site design that avoids the sense of a monotonous tract development & social interaction (UD-F-4, UD-G-6)
- **Transportation**
 - Implement traffic calming techniques on streets subject to high speed or cut-through traffic (T-C-3)

- R-1-6 district – Intended for:
 - Residential neighborhoods
 - Detached & attached homes (small multi-family)
- CUP Required Findings:
 - General Plan & zoning consistency
 - Compatible with surrounding uses
 - Suitable for use (access, utilities & absence of physical constraints)
 - Not constitute/be injurious to public interest, health, safety, convenience or welfare, or materially injurious
 - Comply with CEQA

Zoning Code – Density Bonus

- In compliance with City Code and State Law
 - Gov't Code Section 65915 (Density Bonus)
 - Zoning Code Chapter 20-31
- Includes three “Affordable” units
 - Granted five “Density Bonus” units
- Meets parking requirements
- One concession for reduced lot size
- Three development waivers
 - Setbacks
 - Private Open Space
 - Lot Coverage

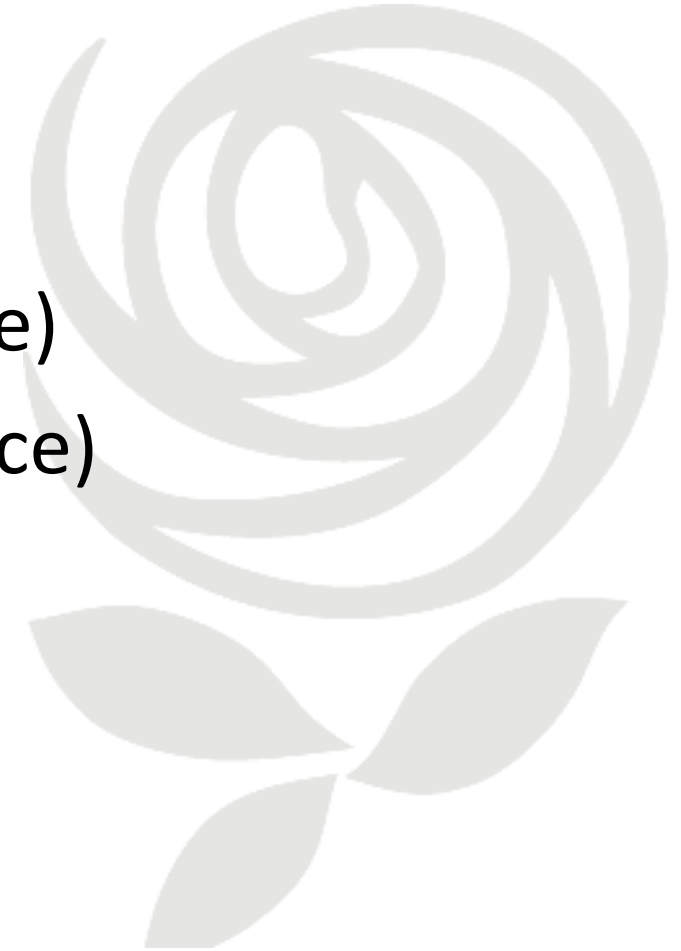


	Project setback range	Standard Setbacks pursuant to 20-42.140
Front yard	2 - 11 Feet	10 Feet
Rear yard	10 - 15.3 Feet	15 Feet
Side yard - interior	3 - 5 Feet	4/8 Feet (first/second floor)
Side yard - exterior	5.8 - 10.15 feet	4/8 Feet (first/second floor)

Applicable City Code Sections

Complies with:

- Title 19 (Subdivision of Land)
- Chapter 17-24 (Tree Ordinance)
- Chapter 17-16 (Noise Ordinance)
- Title 20 (Zoning Code)
 - Small Lot Subdivision



In compliance with CEQA:

- Section 15332 - Infill development
 - Consistent with General Plan and zoning;
 - Occurs on site less than five acres;
 - No value as habitat for rare, threatened or endangered species;
 - Would not result in significant effects relating to traffic, noise, or air or water quality; and
 - Located in a developed area where utilities & services are available.
- Section 15183 – General Plan consistency

- Parking and Traffic
- Property Line Fencing
- Drainage
- Future changes to CC&Rs
- Emergency Evacuation
- Garages
- Privacy
- Site Maintenance



Recommendation

It is recommended by Planning and Economic Development Department that the Planning Commission, by two resolutions, approve:

- A Conditional Use Permit for a small lot subdivision; and
- A Tentative Map to subdivide a 2.5-acre parcel area into 25 residential lots for the development of Acacia Village.

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