

Lance Drive Housing Development

Concept Design Review

0, 1601, 1680, 1696, and 1705 Lance Drive

January 18, 2024

Conor McKay, Senior Planner
Planning and Economic Development

Purpose of Concept Design Review

- Required pursuant to 20-16 (Resilient City Development Measures)
- Design Review Board makes recommendations related to the Project's design components

Conceptual Development Proposal

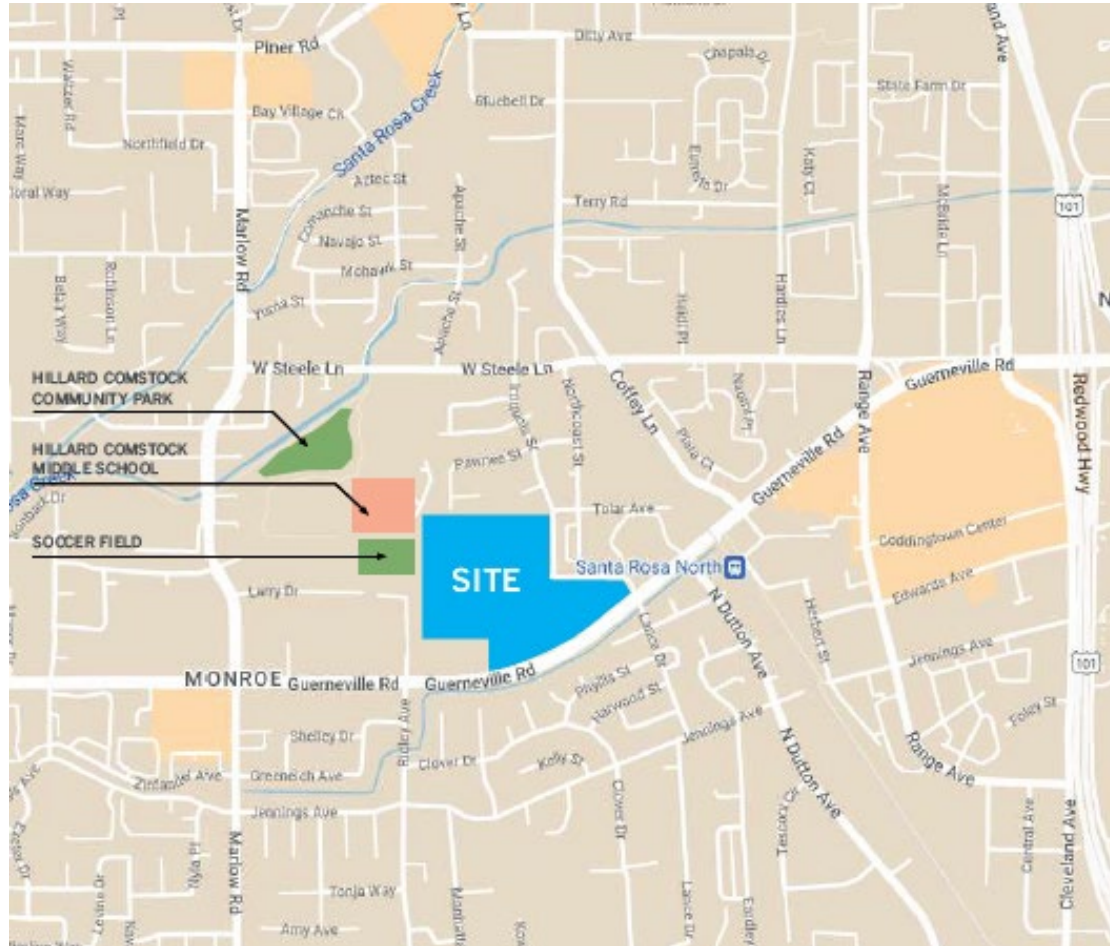
- 672 multifamily residential units and associated amenities across 25 buildings
- 100 Single Family Dwellings in a Small Lot Subdivision
- ~4,800 SF of community-serving retail and outdoor plaza
- Up to 1,524 total parking spaces
 - ~1.87 spaces per unit (apartments)
 - ~1.97 spaces per unit (single-family dwellings)

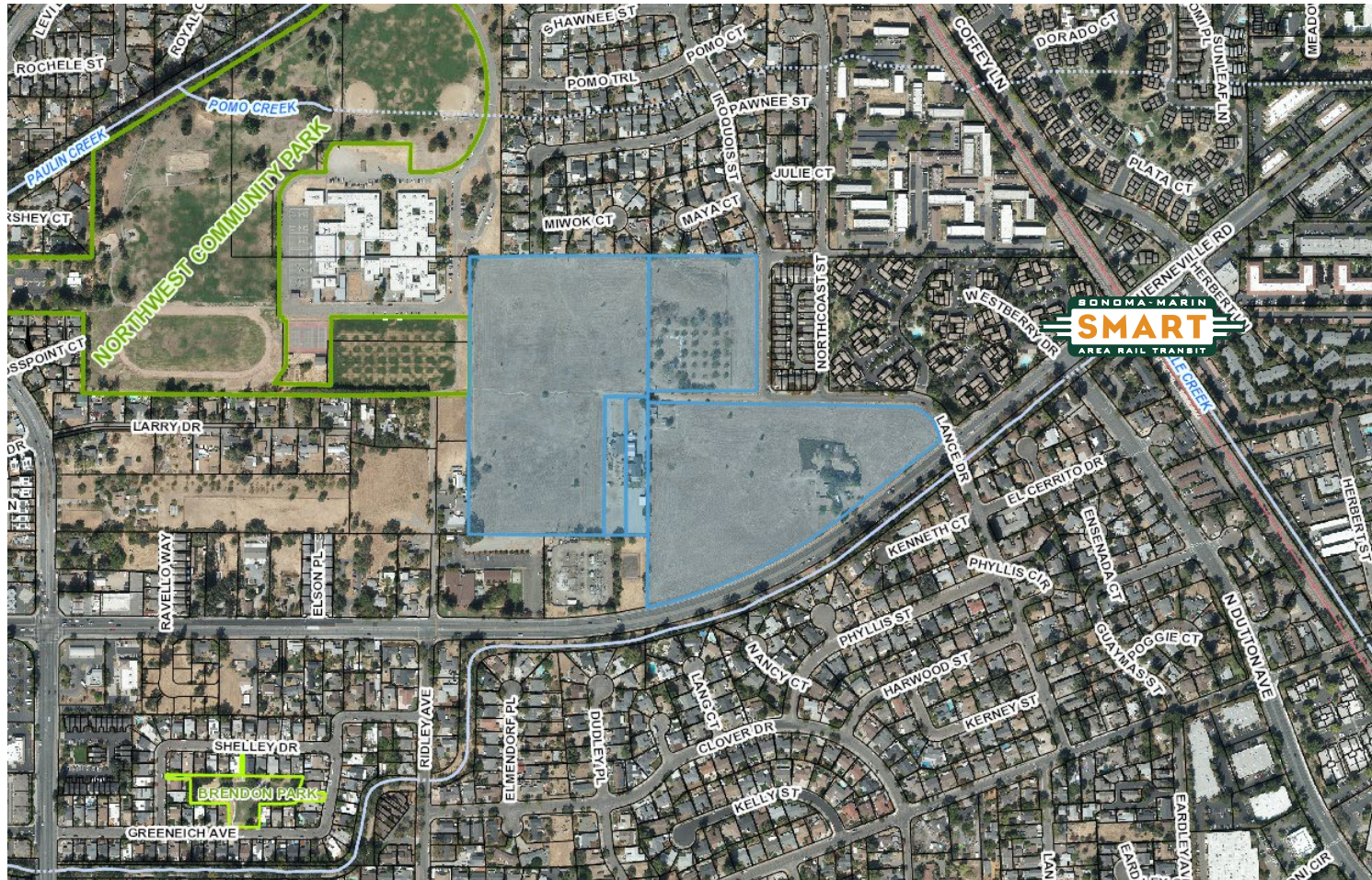
Required Entitlements

The site is located in the North Station Area Priority Development Area making it eligible for reduced review authority before the Zoning Administrator.

- **Concept Design Review (DRB)**
- Design Review (ZA)
- Small Lot Subdivision and Tentative Map (Planning Commission)

Neighborhood Context



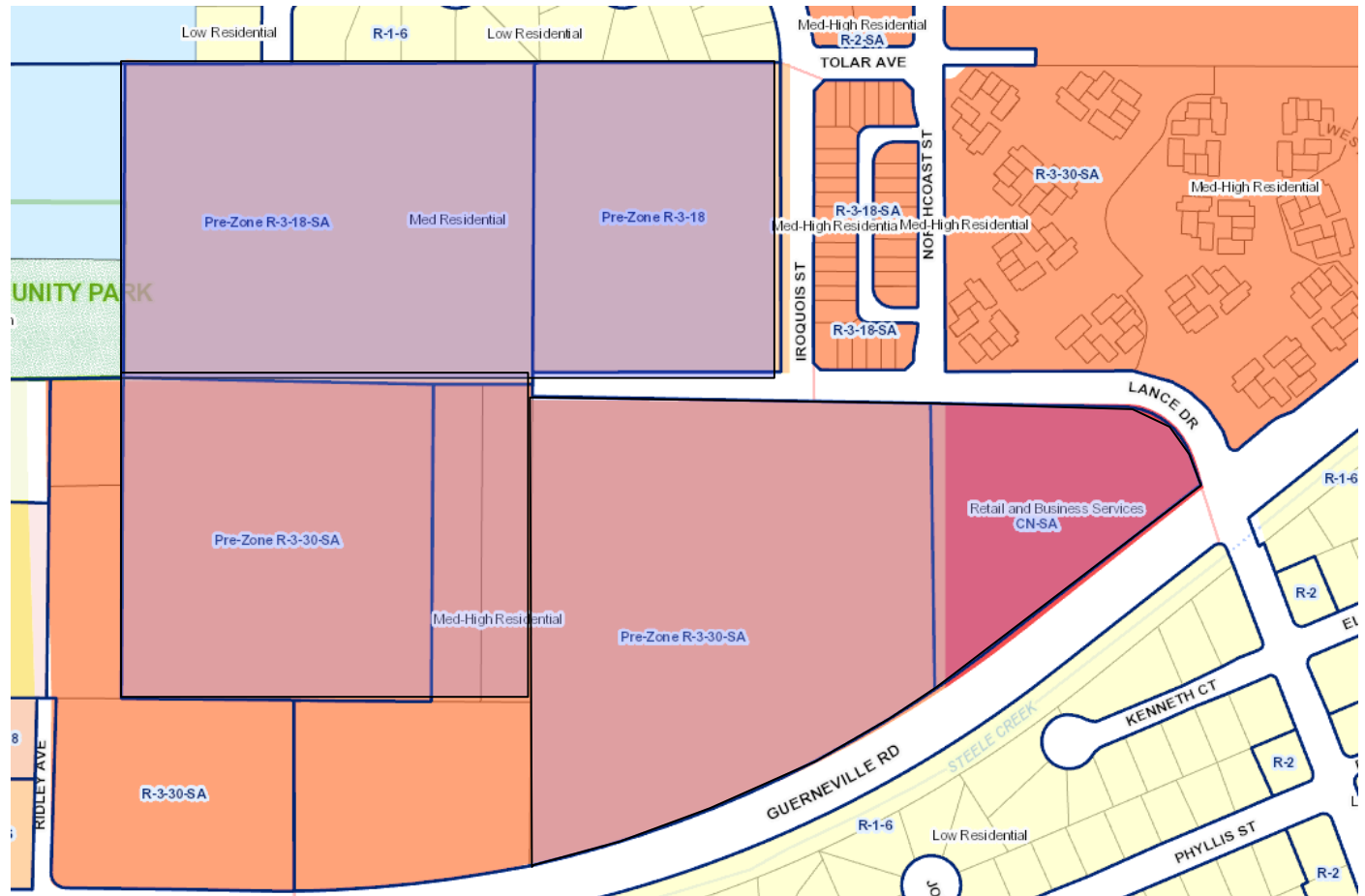


GP Land Uses:

Medium and
Medium-High
Residential

Zoning Districts:

R-3-18-SA,
R-3-30-SA



Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

Neighborhood Meeting 8/08/2022

- 53 Attendees
- Concerns:
 - Access at Guerneville and Lance – consider additional access route and green light duration from Lance
 - Fire emergency events / evacuations
 - Overconcentration of housing projects in this area
 - Environmental impacts
 - Increased crime
 - Project would exacerbate existing noise impacts
 - Project density is too high
 - Privacy impacts
 - Off-site drainage issues
 - Traffic/Congestion leading to car accidents
 - On-site retail should be removed or relocated to an alternate location
 - Parking
 - Water usage
 - Buildings are too tall
 - Transit is not convenient so will not be used

Conor McKay

707-543-4351

CTMcKay@srcity.org