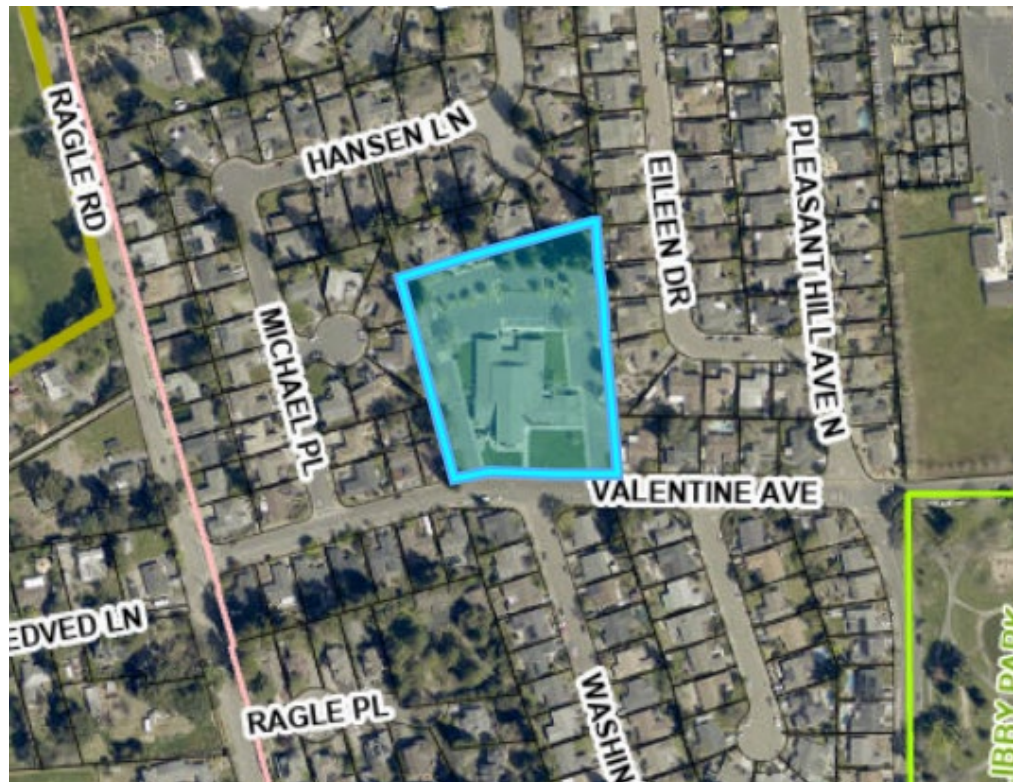




8100 Valentine

- 20-lot Subdivision with 20 SFDs
- Up to 19 detached ADU's.
- Three of the Single-Family Homes will be deed restricted affordable at 120% AMI.





Project Details



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General Plan Land Use

Medium Density Residential

Zoning

Single Family Residential (R4)

Density (ADUs do not count)

Required

Proposed

5 to 8.7

7.4

Parking stalls

40

83

Setbacks

Front

20

15

Side

5-9ft

4ft

Rear

20-30ft

10ft

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Project Entitlements

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- Vesting Tentative Map for the subdivision of land
- Density Bonus for reduction waivers of the following development standards;
 - Minimum lot area
 - Building height
 - Maximum lot coverage
 - Parking spaces located on the same parcel
 - Minimum lot width
 - Minimum yard setbacks
 - Special setbacks-mechanical equipment
 - Maximum Parking stall depth
- The project was reviewed for consistency with the Sebastopol General Plan to enable use of California Environmental Quality Act (CEQA) exemption Section 15183, Consistency with a General or Community Plan. Project deemed consistent **as conditioned**.

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Legal framework



The intent of SB 330 is to expand housing supply by removing local barriers, stopping project delays, and freezing development standards at time of application.

- SB 330 and Housing Accountability Act (HAA)
 - Limits on number of hearings
 - Grants vested rights via a preliminary application
 - Works alongside Density Bonus Law to provide waivers and concessions



The intent of Density Bonus Law is to offset the cost of building housing and eliminate local barriers that would otherwise make projects physically or economically infeasible to build.

- Government Code 65915 (Density Bonus Law)
 - If a developer agrees to include at least 10% of its total units as affordable, the developer is eligible and can request waivers and concessions from zoning requirements like development standards which include parking, setbacks, and building height.
 - This project qualifies for one (1) concession and an unlimited number of waivers.
 - The City must grant these concessions and waivers unless there is evidence in the record of a specific, quantifiable impact to public health and safety, and there is no feasible alternative to mitigate that impact.



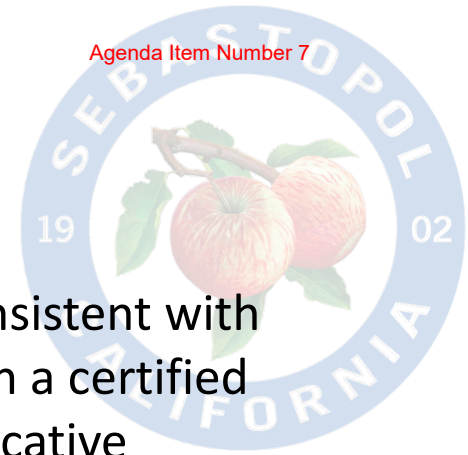
How SB 330 and HAA work together

- Under SB 330/HAA, the City may not deny a project, or approve it with a decreased density, if the project complies with all applicable objective standards (with very limited exceptions)
- A project that does not comply with an adopted objective standard because it has been granted a waiver or concession under the Density Bonus Law, is deemed to comply with the standards for the purposes of SB 330/HAA



CEQA Section 15183

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A Section 15183 exemption applies to projects that are consistent with the density and development standards already analyzed in a certified EIR for the General Plan. It requires agencies to avoid duplicative environmental review when a project doesn't raise impacts peculiar to the site or impacts not already addressed in the prior EIR.

The CEQA check list studied the following categories:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

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What we heard at Planning Commission



Public Works Director confirmed that the sewer and water capacity is adequate for the site and the applicant is conditioned to pay their fair share of improvement costs to fix the root intrusion in this stretch of Valentine.

Fire Chief has provided his approval on the proposed map that includes the secondary resident emergency access and fire apparatus turn around via the conditions of approval included in the report.

The applicant has provided an alternative site map that moves the two-story homes that surround the perimeter of the site to relocate most of single-story homes with larger setbacks in their place.



Staff Recommendation



Staff recommends the City Council adopt a resolution approving the Vesting Tentative Map to subdivide a 2.69 acre lot into 20 lots for the property located at 8100 Valentine Avenue, including the associated Findings, and subject to the recommended Conditions of Approval, and find the project exempt from additional environmental review pursuant to CEQA Guidelines Section 15183.

Or

Provide alternative direction to staff