

# 125 KENNEDY LANE TENTATIVE MAP

---

TM 2017-05

City Council Meeting

April 16, 2018



# Recommended Action

Adopt a resolution approving Tentative  
Subdivision Map 2017-05

## Project Overview

- 0.897-acre site located on west side of Kennedy Lane south of the Healdsburg Ave. Bridge
- 5 single-family lots and a common parcel
- Existing structures to be removed
- Lots range in size from 6,004 - 7,716 sq. ft.
- Density is 5.5 units per acre



# Background

- The Planning Commission conducted a public hearing and adopted Resolution 2018-05 on March 13, 2018, recommending approval of the tentative map as proposed and conditioned
- There was support for the cottage court development concept creating 5 detached homes with garages and some with ADU's
- Specific house designs are not proposed as part of this application
- Future homes will require Planning Commission Design Review approval

# Site Photos

- Looking west from Kennedy Lane



# Site Photos

- Looking northwest from Kennedy Lane



# Site Photos

- Looking north along Kennedy Lane



# Site Photos

- Looking south along Kennedy Lane





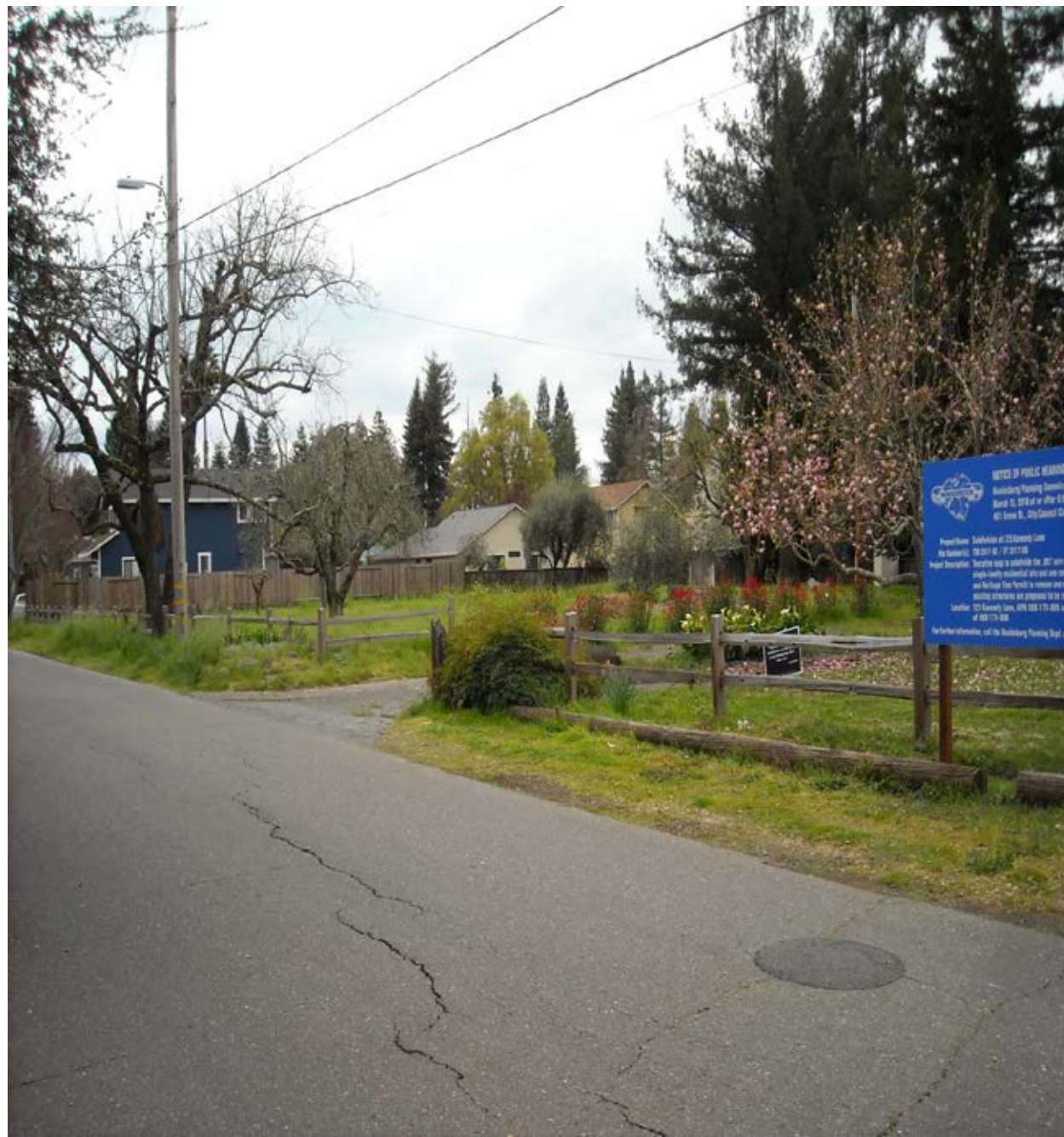
# Site Photos

- Looking north on Kennedy Lane to the project site

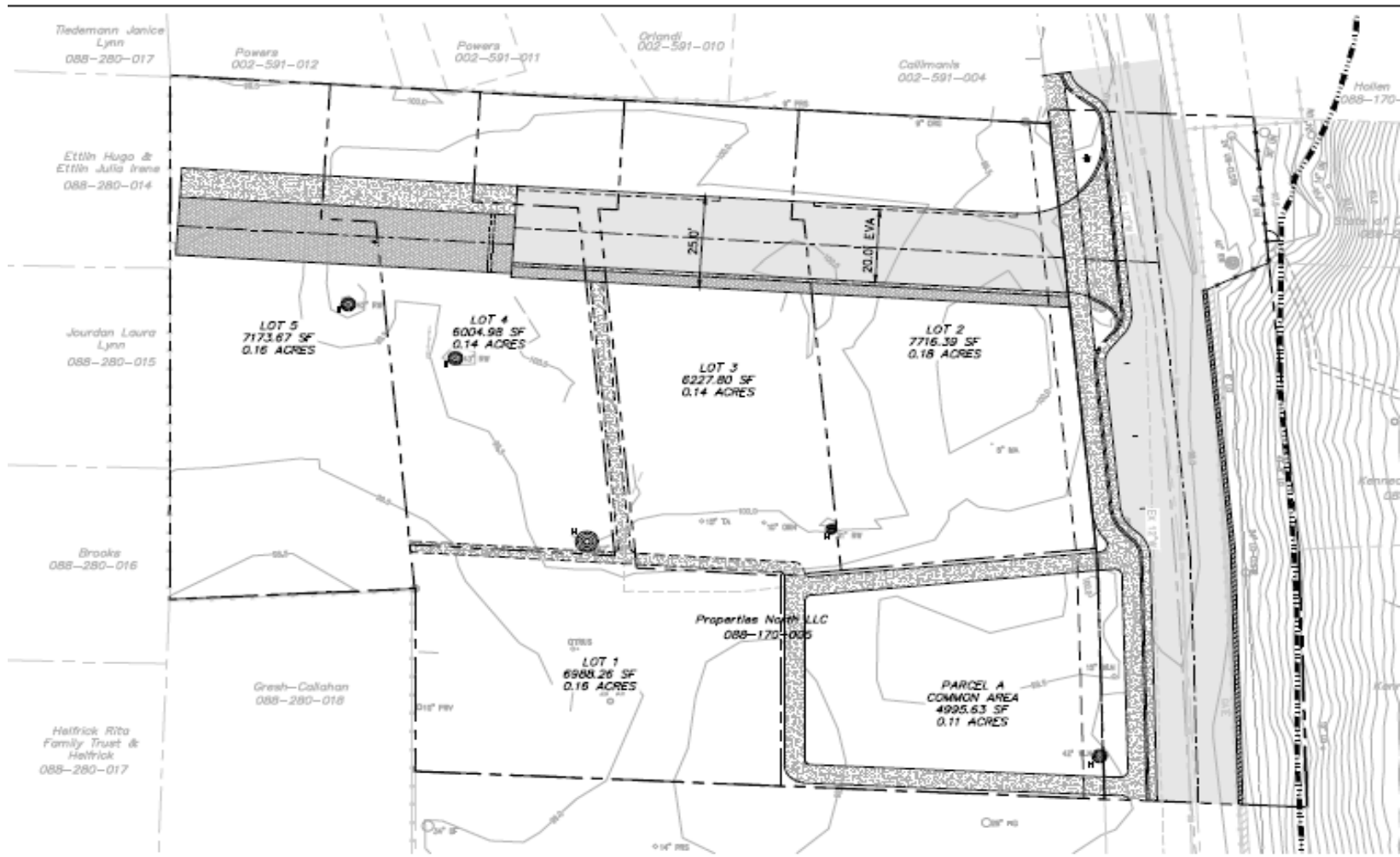


# Site Photos

- Looking southwest from Kennedy Lane



# Tentative Map



# Tentative Map Findings

- Project is within the Density range allowed by the Medium Density Designation with a proposed density of 5.57 units per acre
- The project complies with provisions of the R-1-6,000 Zoning District
- The site is suitable for the type of development proposed
- The project will not have significant environmental impacts and is a CEQA Class 32, In-fill development exemption

# Tentative Map Findings

- The project has been designed in accordance with standards to ensure public health
- The project will not interfere with public easements
- Project will allow for future passive and natural cooling opportunities

# Recommendation

Adopt a resolution approving Tentative Subdivision Map  
2017-05

Questions?