

Appendix A: Stony Point Flats Appeal Staff Report - Design Review Project Analysis and Staff Recommendation

PROJECT CONTEXT

1. Existing Land Use and Current Site Conditions

The Project location is within City Limits of Santa Rosa at 2268 Stony Point Road in Sonoma County. The roughly rectangular-shaped 2.03-acre development area of the 2.93 acre site is in the unsectioned portion of Llano de Santa Rosa, in the southwestern portion of the Santa Rosa 7.5-minute U.S.G.S. topographic quadrangle, at approximately 100-120 feet in elevation. The project site is developed as a single-family residential use and livestock grazing with a single-story house with attached garage, barn structures, a well house, and a collapsed chicken house. Vacant grassland is present in the eastern portion of the property. Approximately 7,255 square feet of impervious surfaces currently exist on site.

Figure 2: Project Site with Existing Development



(Source: City GIS Aerial Data – February 2020)

2. General Plan, Zoning & Existing Development

	General Plan Land Use	Zoning District	Existing Uses
Project Site	Medium Density and Low Density Residential	R-3-18	Single-family Residential Livestock grazing
North	Medium Density and Low Density Residential	R-3-18 and R-1-6	Single-family Residential
East	Low Density Residential	R-1-6	Single-family Residential
South	Medium Density Residential	R-3-18	Single-family Residential
West	Business Park and Medium Density Residential	BP and PD95-004	Religious facility and Multi-family Residential

Staff Comment: The site is bordered by rural residential homes to the north, south, and east. To the west, across Stony Point Road, is a corporate office park, churches, an

apartment building, and a residential subdivision. Several adjacent properties may undergo redevelopment in the future; however, there are no current development applications in the immediate vicinity. Roseland Creek runs along the southern and eastern boundaries of the project site in a separate parcel owned by Sonoma Water, and the Creek and its environs are managed by Sonoma Water.

Figure 3: Project Site with Surrounding Development



(Source: City GIS Aerial Data – February 2020)

ANALYSIS

1. General Plan

The [General Plan](#) addresses issues related to the physical development and growth of Santa Rosa and guides the City's planning and zoning functions as well as the funding of public improvement projects, including as parks and streets. The project's Gross Site Area is 2.93 acres, which has dual General Plan Land Use designations. Approximately 2.63 acres at the front of the site is designated Medium Density Residential (8.0-18.0 units/acre), and the remaining 0.30 acres to the rear of the site is designated Low Density Residential (8.0-18.0 units/acre). These land use designations permit a variety of housing types ranging from single- to multi-family. The acreages correspond to the developable area (2.63 acres) and an area of required Northpoint Parkway right-of-way dedication (0.3 acres), respectively. The maximum allowable density for the entire site is 49 dwelling units; therefore, one additional Density Bonus unit is required.

In Density Bonus application DB21-004 dated received July 19, 2021, the project demonstrated eligibility for 50% State Density Bonus (totaling 75 units), and confirmation of Density Bonus eligibility was demonstrated in a letter dated August 10, 2021 (see Attachment 9). This eligibility allows the proposed 50-unit project to be permitted by right.

The most relevant applicable General Plan goals and policies with Staff’s analysis are included in the table below.

Land Use and Livability	
LUL-E: Promote livable neighborhoods by requiring compliance with Green Building programs.	Solar energy generation is proposed via 90 solar panels located on building rooftops.
LUL-F: Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.	Stony Point Flats’ 100% affordable multi-family housing development support diversification of housing opportunities in the Roseland community.
Urban Design	
UD-G: Design residential neighborhoods to be safe, human-scaled, and livable by addressing compact development, multi-modal connectivity, and reducing energy use.	The 50-unit proposed project is appropriately sized for the site and surrounding development. Access to multi-modal transportation is enhanced by its adjacency to Stony Point Road.
Housing	
H-A: Meeting housing needs of all residents.	This 100% income-restricted project for households earning 30-60% AMI responds to a critical housing need in the community.
H-C: Expand the supply of housing available to lower income households.	
H-G: Develop energy-efficient residential units.	See LUL-E above.
Open Space and Conservation	
OSC-I: Conserve water and maintain water quality.	Revised project incorporates low-water, drought-tolerant landscaping consistent with the City’s Water-Efficient Landscape Ordinance (WELO) and incorporates Storm Water LID best practices to treat water on-site.
OSD-D-9: Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.	Maintains an adequate setback from a channelized waterway to recognize the 100-year flood elevation and allow for stream corridor restoration. Mitigation of construction-related potential disruption or pollution of Roseland Creek is required.
OSC-E-4: Require incorporation of native plants into landscape plans for new development, where appropriate and feasible, especially in areas adjacent to open space areas or along waterways.	Proposed project would retain ± 0.90 acres adjacent to Roseland Creek as undeveloped land. Proposed landscaping incorporates native plants into landscape design where appropriate and feasible.

2. Other Applicable Plans

The proposed project is subject to review under the following additional plans.

Citywide Creek Master Plan

Roseland Creek Reach 3 is within the Southern Santa Rosa Map 1 (as identified in the Santa Rosa Citywide Creek Master Plan). The Creek's 4,030-foot reach begins at Burbank Avenue and flows to Stony Point Road. The majority of this reach is characterized by a grass-lined flood control channel consisting of long, isolated pools. The Creek Master Plan designates Roseland Creek Reach 3 as a Modified Natural creek and recommends habitat enhancement and channel widening to allow for construction of a meandering low-flow channel, instream habitat structures, and replanting native vegetation.

Some trees and shrubs are present within a narrow riparian zone but do not yet shade the channel. Dominant plant species include rice cut-grass, cattail, bulrush, Himalayan blackberry, and nutsedge, with some Live, Valley, and Black Oaks, as well as bottlebrush.

An unpaved path is located within Sonoma County Water Agency-owned land adjacent to Roseland Creek along the eastern and southern property boundaries of the project. The path extends from Burbank Avenue in a southwest direction along the creek to the reach's end at Stony Point Road. There are existing entry points to the trail from Redwood Senior Living and neighboring private properties in the Giffen Ave/Trombetta Street neighborhood north of the project site.

The Roseland Creek Conceptual Creek Restoration Plan was adopted Santa Rosa City Council as part of the Citywide Creek Master Plan (as an appendix on March 27, 2007). The text of the Roseland Creek Conceptual Restoration Plan includes: "Consistent with the City's Zoning Code 20-30.040, the creek setback shall be 50 feet from the top of the proposed top of bank on both sides of the channel. Exceptions to the creek setback are the same as those outlined in the City's Zoning Code."

Reach 3 is categorized as a Modified – Natural creek, which is a creek that has been channelized and re-introduced with native vegetation. Zoning Code Section 20-30.040(D)(3) establishes that adjacent to fully channelized waterways, structures may be closer to the top of the bank than a distance of 2.5 times the depth of the bank plus 50 feet, provided that this encroachment into the setback area will not:

- obstruct or impair the channel's hydraulic functions;
- impede Water Agency access or maintenance of the channel; or
- impair the stability of the slope, bank, or maintenance of the channel as determined by and approved by the Santa Rosa Planning & Economic Development Department, Santa Rosa Water, and the Sonoma County Water Agency.

Because the project location is adjacent to Reach #3 of Roseland Creek which is considered by Santa Rosa Water to be a fully channelized waterway, proposed development at 2268 Stony Point Road is allowed closer to the top of the bank than 2.5 times the depth of the bank plus 50 feet provided that the above conditions established by Zoning Code Section 20-30.040(D)(3) are met. As such, the proposal to construct structures and site improvements at least 30 feet from the top of the defined bank of Roseland Creek would comply with the Zoning Code's Creekside development standards and is supported by the Citywide Creek Master Plan, subject to Santa Rosa Planning & Economic Development Department, Santa Rosa Water, and Sonoma County Water Agency (SCWA) approvals. Santa Rosa Planning and Economic Department and Santa Rosa Water have approved of

the proposed project design. SCWA has received project plans and comments received would not prohibit development as proposed.

Roseland Area/Sebastopol Road Specific Plan

The purpose of this Specific Plan is to support a unified, vital, healthy, and livable Roseland community. The area’s Priority Development Area designation supports walkable, bikeable, and transit-rich neighborhoods by increasing the number and proximity of residents to amenities, schools, parks, and jobs. Stony Point Flats would bring homes to families and individuals earning 30-60% of the Area’s Median Income. The site is located close to shopping, places of worship, parks, schools, and public transportation. Opportunities for activity, a sense of community, and living in a quality development, are key to families of low income. The proposed project would help to achieve these Specific Plan Goals:

Residential Land Use

R-1: Encourage the development of attractive residential neighborhoods that maintain and enhance the diverse character of the Roseland area.	The proposed project supports diversified housing types near workplaces, schools, parks, stores, and amenities.
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Affordable Housing and Anti-Displacement

AH-1: Provide a variety of housing types and densities to support a diverse population.	The proposed project would add 50 income-restricted units in a high-quality development to existing housing options that would contribute to neighborhood character and quality of life.
AH-2: Minimize displacement of existing residents	Provides housing options for income-restricted households who may be otherwise displaced by cost and availability of market-rate housing.
OSC-E-4: Require incorporation of native plants into landscape plans for new development, where appropriate and feasible, especially in areas adjacent to open space areas or along waterways.	Proposed project would retain ± 0.90 acres adjacent to Roseland Creek as undeveloped land. Proposed landscaping incorporates native plants into landscape design where appropriate and feasible.

Bicycle & Pedestrian Master Plan

The Bicycle and Pedestrian Master Plan guides City staff and the development community in building a balanced transportation system that is pedestrian and bicycle friendly and encourages residents to use these modes of transportation. It seeks to shift the community from driving single occupancy vehicles to more walking and bicycling as a normal part of daily life.

Several existing bicycle facilities serve the proposed project site and study area. Closest to the proposed project site, there are existing Class II (painted) bicycle lanes along both sides of Stony Point Road, as well as along Hearn Avenue, Northpoint Parkway, and Sebastopol Road. The project site is currently improved with pedestrian facilities and street trees.

3. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City. The following table demonstrates how the project complies with the requirements of the Zoning Code.

Division 2: Zoning Districts and Allowable Land Uses	
§ 20-22.030 – R-3-18 Zoning District Allowable Uses	Permitted by-right use
§ 20-22.050 – Setbacks	Complies
§ 20-22.050 – Lot Coverage	Complies (65% max.)
§ 20-22.050 – Building Height	Complies (45 feet max)
Division 3: Site Planning and General Development Standards	
§ 20-30.040 – Creekside development	Encroachment approved
§ 20-30.060 – Fences, walls, and screening	Requires Design Review approval
§ 20-30.080 – Outdoor lighting	Requires Design Review approval
§ 20-30.110 – Vision triangle	Complies
§ 20-30.120 – Recycling/Waste Collection Areas	Requires Design Review approval
§ 20-34.030 – Landscape plan	Requires Design Review approval
CH 20-36 – Parking and Loading Standards	Complies

Required Design Review for multi-family residential developments in the Roseland PDA is delegated to the Zoning Administrator, through the Minor Design Review process in accordance with [§20-16.070\(A\)\(1\)](#), subject to required Conceptual Design Review by the Design Review Board and a pre-application Neighborhood Meeting [[§20-16.070\(A\)\(2\)](#)]; however, the Director has elected to elevate the review of the proposed project from the Zoning Administrator to the Design Review Board due to community feedback received and to facilitate a more comprehensive review of the proposed project.

4. Design Guidelines

The [Design Guidelines](#) are the primary design criteria under which discretionary review is conducted. The most relevant applicable Design Guidelines goals and policies include:

Design Guidelines Goal or Policy	Project Consistency
3.2 Multiple-Family Residential	
I.A: Develop multiple-family housing that is compatible with existing surrounding homes and other structures and provides “superior design” just as in the case of single-family homes already discussed.	Consistent. The proposed project is compliant with the maximum building height established by the R-3-18 zoning district and the structures have been placed on the southern side of the property to maximize the distance from the existing residential use to the north which will preserve privacy. The project has been conditioned to remain in compliance with Zoning Code Section 20-30.080, Outdoor Lighting, which will

	<p>ensure no lighting would spill over to adjacent residential development. The proposed architectural features blend rural and contemporary elements that help to break up the scale of the buildings, which are narrower than typical due to the width of the site.</p>
<p>I.B: Provide a quality living environment.</p>	<p>Consistent. The proposed project includes the construction of 50 multi-family units in a community that will provide on-site amenities including playground, tech center, BBQs, and other amenities located outside of the 30' setback from the top of the defined bank of Roseland Creek. The riparian area located south of the project site includes trees and other vegetation that provide high quality open space/recreation area for residents. Two SR CityBus lines service bus stops within ~500' of the project site, which provide residents with the opportunity to travel to other parts of Santa Rosa without relying on car travel.</p>
<p>I.C: Develop multiple-family housing that encourages residents to take pride and a sense of ownership in their neighborhood.</p>	<p>Consistent. The proposed project includes materials and design that is contemporary and high-quality. The earth tones of the buildings provide a "Santa Rosa Plains" color palette while maintaining modern colorful contrast that assists in establishing a sense of place at the project site.</p>
<p>I.D: Encourage multiple-family projects which are safe, contribute to safer neighborhoods, and support Police and Fire Department efforts to promote public safety.</p>	<p>Consistent. The project site would be well lit and is designed to provide visibility through the site. The project plans have been reviewed by both the City's Police and Fire Departments. The Police Department did not provide any comments or conditions of approval on the project as proposed. The Fire Department has issued conditions of approval for the project, which are included on the draft resolution.</p>
<p>I.E: Provide developments with logical layouts that people can navigate through without confusion.</p>	<p>Consistent. The project site is long and narrow, and the site design maximizes the visibility through the site.</p>
<p>I.F: Enhance the public realm with attractive buildings and landscaping treatment along the City's streetscape.</p>	<p>Consistent. The proposed project includes the planting of four trees along the Stony Point Road frontage. The leasing building, which is proposed to be located closest to Stony Point Road,</p>

	incorporates a blend of contemporary and rural elements to acknowledge the existing community while providing an aesthetically modern project entry and frontage.
I.G: To encourage energy efficient design.	Consistent. The proposed project includes the establishment of 90 solar panels on the roof of each residential building which will allow the project to operate at net zero energy.
4.1 Landscaping	
I.B: Provide visual enhancement of sites by creating a harmonious visual composition in combination with the architecture.	Consistent. The project proposes to remove a total of 26 trees, including eight heritage trees. To mitigate the loss, the project will plant 98 replacement trees, of which 40 are listed on the heritage tree list shown in City Code Chapter 17-24. The earth-toned buildings blend with the on-site landscaping and the Roseland Creek riparian area adjacent to the project site. southern boundary.
4.2 Off-Street Parking	
I.A: Provide necessary parking without large expanses of paving.	Consistent. Pursuant to Zoning Code Table 3-4, the project is required to provide 88 parking spaces, and the site plan includes 97 spaces. Because there is no opportunity for offsite parking within a reasonable walking distance from the site, staff supports parking in excess of that required by the Zoning Code.
4.3 Infill Development	
I.B: Ensure that projects are designed in such a way as to reduce to a minimum possible negative consequence, such as: loss of privacy, noise, increased traffic and lighting overspill that infill development may have on existing neighbors	Consistent. The project has been designed and conditioned to minimize noise and light overspill onto adjacent properties. The project includes the establishment of perimeter hedges on the northern property boundary adjacent to existing residential uses in order to shield headlights from the parking lot and has been conditioned to keep the hedges maintained in good condition. The project does incorporate private balconies, but the buildings have been placed on the southern side of the development site to maximize the distance and privacy between residential uses.
4.4 Creeks, Riparian Corridors, and Storm Drainage	
I.A: Preserve existing creeks and riparian vegetation along creek corridors.	Consistent. The project proposes to establish landscaping along the southern

	project boundary, which is adjacent to the Roseland Creek riparian area. The project would not affect the existing riparian landscaping.
I.E: Encourage development along creek corridors by treating the corridors as open space amenities rather than undesirable elements with back-on treatment.	Consistent. The proposed project incorporates an “eyes on the creek” design by orienting buildings and southern-facing windows to the southern property boundary. The southern boundary has also been left unfenced to allow access to Roseland Creek for the residents of Stony Point Flats.
I.F: Accommodate storm drainage requirements without damaging the natural character of the creek corridor.	Consistent. Stormwater flows will be directed to the southwest through a new on-site stormwater drainage system to an existing storm drain outfall to Roseland Creek. The stormwater from the project site will be directed to on-site vegetated bio-retention beds that will be strategically located throughout the site in compliance with the City’s Low Impact Development (LID) requirements. Approximately 4,724 sf of bioretention areas will be located throughout the site to ensure proper containment of runoff water.

5. Summary of Public Comments

Staff has received a variety of public comments regarding the proposed project. The unique concerns expressed are bulleted below:

- Impacts to Roseland Creek as a result of off-site drainage from the project.
- Introduction of hardscape in a FEMA Floodplain
- No new Environmental Impact Report is being prepared
- Continued development during the drought
- Development of seasonal wetland and riparian areas in a floodplain would prevent groundwater recharge and recharge to Roseland Creek.
- Lack of fencing on the northern project boundary
- Conceptual Northpoint Parkway extension is different from previous conceptual Northway Parkway extension(s).
- Impacts to biological resources and overall environmental concerns

Written public comments are attached to this Staff Report as Attachment 12.

6. Public Improvements/On-Site Improvements

For a comprehensive list of required on- and off-site improvements, refer to the attached Engineering Development Services Exhibit “A” dated September 2nd, 2021.

Because the approved site plan reflects reduced site development resulting in more acreage

remaining on the eastern-most portion of the site, the required ROW dedication will incorporate a more environmentally sensitive design of the future Northpoint Parkway in that the design will start the curve 20 feet earlier for Northpoint Parkway to avoid the Eucalyptus tree identified by neighbors as a tree that should remain. This will also shift the roadway away from a greater number of the homes to the north of the Project site. The specifics of the dedication have been modified but this will not affect the development. Traffic division supports the shift in alignment in that the proposed alignment was designed to maximize the building potential of the Project site.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Addendum to the Final Environmental Impact Report (EIR) for the 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) was prepared in compliance with CEQA Guidelines Section 15164 and was reviewed by City Staff who determined that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified in the 2016 FEIR. An Addendum to an adopted EIR may be prepared if no significant environmental effects will occur and none of the previously identified effects will increase in severity. (CEQA Guidelines Section 15164). None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required. See “Attachment 4 - Stony Point Flats Addendum” for further analysis.

Per CEQA Guidelines Section 15164(c), an addendum need not be circulated for public review, but can be included in or attached to the final EIR or adopted mitigated negative declaration. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the final EIR or adopted mitigated negative declaration prior to making a decision on the project.

The proposed multi-family development was anticipated in the General Plan and in the Roseland Area/Sebastopol Road Specific Plan. In fact, because the project is consistent with the General Plan land use designation and zoning, and the relevant goals and policies contained with the Roseland Area/Sebastopol Road Specific Plan, it also could have qualified for an exemption from further environmental review in accordance with Sections 15162 and 15183 of the CEQA Guidelines.

Nonetheless, the City has conducted a further analysis of the project to evaluate all of the project’s specific impacts and necessary mitigation measures, as discussed in the FEIR Addendum based on the additional one residential unit proposed.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Both Concept Design Review by DRB and Waterways Advisory Committee (WAC) review were required for this project.

Concept Design Review – The proposed project was presented to the DRB on June 3, 2021. Comments provided by DRB include the following:

- Explore brighter colors overall
- Explore less rural design
- Consider adding green element to leasing building
- Explore color scheme overall

- Explore more pop-outs, perhaps with balconies
- Consider adding buffer for headlights at night
- Explore tree diversity
- Explore plant diversity
- Consider improving design of pool/leasing buildings
- Consider metal roof for pool/leasing buildings
- Consider adding contrast between stair tower and brown color on building
- Consider implementing gray color to pool/leasing buildings
- Consider covered parking to reduce heat island effect

The applicant has provided a response to these comments, which is included as Attachment 3 to this report.

WAC review – The proposed project was initially brought before WAC on June 24, 2021. Review was continued to August 26, 2021, so that the applicant could provide more project information. Similar to Concept Design Review comments, WAC recommendations are non-binding. Recommendations received from the August 26 meeting will be provided as Attachment 11 of this meeting item.

PUBLIC NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ATTACHMENTS

Attachment 1: Disclosure Form

Attachment 2: Location Map

Attachment 3: Design Narrative received 7-15-2021 and addendum received 8-26-2021

Attachment 4: Stony Point Flats EIR Addendum dated 8-2021

Attachment 5: Stony Point Flats EIR Addendum Appendices A-H

Attachment 6: Traffic Analysis Memorandum dated 8-6-2021, and revised 8-26-2021

Attachment 7: Project Plans and Recorded Site Survey received 7-28-2021

Attachment 8: Tree Inventory Plan received 8-12-2021

Attachment 9: Density Bonus Eligibility Notice

Attachment 10: Creekside Setback Determination Letter

Attachment 11: Prior board minutes/resolutions/recommendations

Attachment 12: Public Correspondence

Attachment 13: Floodplain Update Memo and Delineation Map

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