

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
May 27, 2021

PROJECT TITLE

Stonebridge Subdivision

APPLICANT

Peter Hellmann, Paramount Homes

ADDRESS/LOCATION

2220 Fulton Rd

PROPERTY OWNER

Woodside Holdings

ASSESSOR'S PARCEL NUMBER

034-030-070

FILE NUMBER

PRJ19-049

APPLICATION DATE

December 19, 2019

APPLICATION COMPLETION DATE

March 22, 2021

REQUESTED ENTITLEMENTS

Conditional Use Permit and Tentative
Subdivision Map

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

PD04-007-SR – Planned Development &
Scenic Road Combining District

GENERAL PLAN DESIGNATION

Low Residential

PROJECT PLANNER

Adam Ross

RECOMMENDATION

Approval

Agenda Item #9.1
For Planning Commission Meeting of: May 27, 2021

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR AND MEMBERS OF THE COMMISSION
FROM: ADAM ROSS, ACTING SENIOR PLANNER
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

SUBJECT: STONEBRIDGE SUBDIVISION

AGENDA ACTION: THREE RESOLUTIONS

RECOMMENDATION

Planning and Economic Development Department recommends that the Planning Commission, by resolutions: adopt a Mitigated Negative Declaration; approve a Conditional Use Permit for a small lot subdivision, and adopt a Tentative Map for the Stonebridge Subdivision, a 105-lot subdivision, with associated parcels, located at 2220 Fulton Rd, Assessor's Parcel Number 034-030-070.

EXECUTIVE SUMMARY

The request is for a Conditional Use Permit and Tentative Map to establish a 105-lot, small lot subdivision of 95 detached single-family dwellings and 10 single-family attached for sale affordable dwellings with two associated parcels on a 14.6-acre portion of a 28.6-acre parcel. The remaining 14 acres will be a preserve for wetlands and Burke's goldfields and identified as Parcel C.

BACKGROUND

1. Project Description

The project site is located in the northwest area of the City, on the east side of Fulton Road. The 28.6-acre site consists of undeveloped land with one existing single-family home and accessory outbuildings on the southwest corner the site. To the west of Fulton Road is unincorporated Sonoma County land, developed with very low-density residential uses. Fulton Road demarcates the City of Santa Rosa's western Urban Growth Boundary (UGB). A single-family home on Fulton Road, single-family homes as part of the existing Woodbridge subdivision, and the Woodbridge Reserve are located directly north of the project site and form the northern boundary. Jack London Elementary School and Jack London School

Park are located approximately 0.2 mile north of the project site. Rural residential ranchettes and undeveloped land is located east of the project site. Multiple-family homes are located directly south of the project site. The project site contains 6.31-acres of seasonal wetlands. The project site is known to contain Burke's goldfields, an endangered special status plant, although, only located on the east (preserve) portion of the proposed site.

The proposed project would consist of two sections: West Section (14.6-acres) and East Section (14-acres). The 14.6-acre west section would subdivide into 105 lots and two parcels containing single-family residential units (7.19 dwelling units per acre) and stormwater treatment. The 105 residential units would include five pairs of attached single-family units (duets) on lots 32, 33, 34, 35, 68, 69, 70, 71, 97, and 98. The duets would be restricted to affordable housing for moderate-income households. No development is proposed on the 14.0-acre east section identified on the Tentative Map as Parcel C. The total project density would be 3.7 dwelling units per acre. The East Section would act as an on-site mitigation by preserving and enhancing wetlands and creating new wetlands for the benefit of Burke's goldfields, a State and federally listed endangered species. The two

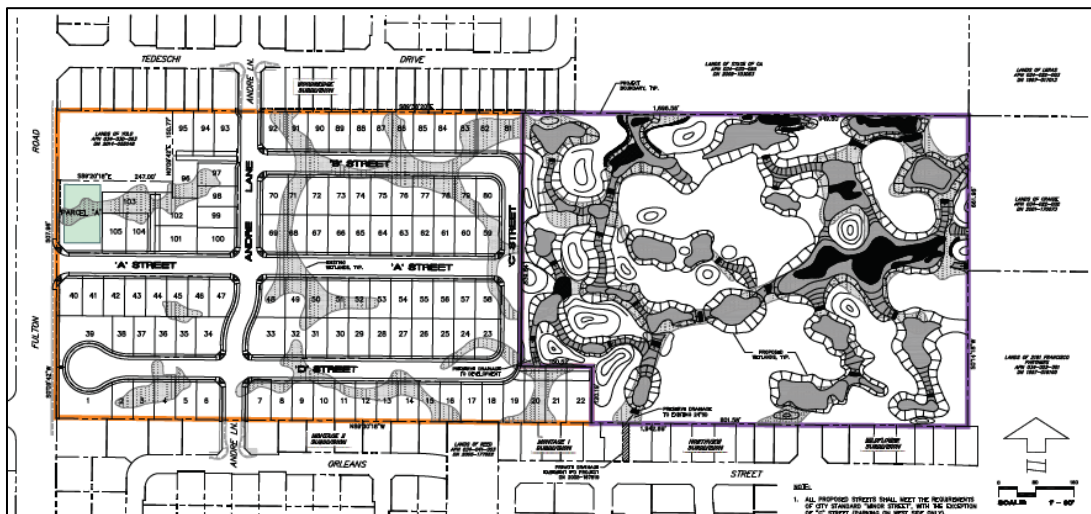


Figure 1: Parcel 1 (West Parcel) and Parcel 2 (East Parcel).

parcels would be separated by a project roadway and fencing.

2. Surrounding Land Uses

North: low-density residential

South: medium-low density residential

East: rural residential ranchettes

West: Fulton Road and unincorporated Sonoma County with very low density residential

3. Existing Land Use – Project Site

The 28.6-acre site consists of undeveloped land with one existing single-family home and accessory outbuildings on the southwest corner of the site.

4. Project History

- | | |
|-------------------------|---|
| September 4, 2019 | A Pre-Application Neighborhood Meeting was held. |
| December 19, 2019 | Applicant submitted project applications and plans. |
| May 29 to June 29, 2020 | Notice of Intent to Adopt a Mitigated Negative Declaration mailed with 30-day public circulation period |

ANALYSIS

1. General Plan

The project site is designated Low Density Residential on the Santa Rosa General Plan 2035 land use diagram, which allows residential development at a density of 2 to 8 dwelling units per acre. Except for the Medium-Low density designation to the southwest, the parcels in the surrounding area share the same or similar land use designation.



Figure 2: The project site is designated Low Density Residential.

The following General Plan goals and policies are most relevant to the proposed project:

LAND USE ELEMENT

Low Density – Single-family residential development at a density of 2 to 8 units per gross acre. This classification is mainly intended for detached single-family dwellings but attached single-family and multifamily units may be permitted.

LUL-E Promote livable neighborhoods. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance or more residents.

LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood.

Staff Response

At 3.7 units/acre, the proposed project would conform with the existing Low-Density Residential designation. The development plan proposes two housing types 0.22-miles from an existing elementary school and neighborhood park (Jack London).

URBAN DESIGN ELEMENT

UD-C-7 Install planted medians on wide regional/arterial streets to make them more pedestrian friendly. Regional/arterial streets requiring landscape medians include Fulton Road as well as 11 other streets.

UD-F Maintain and enhance the diverse character of Santa Rosa's neighborhoods. Promote the creation of neighborhoods – not subdivisions- in areas of new development.

UD-F-3 Encourage creative subdivision design that avoids walling off neighborhoods abutting regional/arterial streets with long monotonous stretches of fencing or walls.

Streets along edges of new residential neighborhoods should have active fronting uses such as multifamily housing, local commercial uses, institutional uses, or parks.

UD-G Design residential neighborhoods to be safe, human scaled, and livable.

UD-G-1 Establish a defined center – such as a park, school, neighborhood shopping, or transit stop at the core of large residential projects.

Staff Response

Fulton Road will be dedicated and improved as a modified city standard No. 200J for a Boulevard along the entire project frontage. Current Right of way of 43-feet is to remain and an additional dedication of a combined 13.0 PUE with a 6 feet wide Public Access easement behind the right-of-way line shall be required. Half width street improvements shall consist of a bike lane, a concrete curb and gutter, and an 8-feet wide planter strip with a 6-feet wide sidewalk behind the planter strip. As this project does not include multiple family housing, typical back-on landscaping, the proposed project shall include a minimum 6-foot high sound wall along all residential project property lines adjacent to Fulton Road (Lots 1, 39, and 40). The project site is 0.22-miles from a park and existing

school (Jack London) to the north.

OPEN SPACE AND CONSERVATION

OSC-D Conserve wetlands, vernal pools, wildlife ecosystems, rare plants and waterways.

OSC-D-1 Utilize existing regulations, procedures, including Subdivision Guidelines, Zoning, Design Review, and environmental law, to conserve wetlands and rare plants. Comply with the federal policy of no net loss of wetlands using mitigation measures such as:

- Avoidance
- Clustered development
- Transfer of development rights, and/or
- Compensatory mitigation, such as restoration or creation

Staff Response

The 14.0-acre east section (Parcel C) contains habitat that supports Burke's goldfields, a federally and State listed endangered species. The entire 14.0-acre east section would be preserved in perpetuity including the enhancements of the wetlands and special-status species habitat (described above). The east section is intended to become part of a local larger preservation area that includes the 12.6-acre Woodbridge Reserve to the north and the proposed 4.2-acre Kerry II & III preserve to the east.

2. Zoning

The existing PD zoning allows flexibility with respect to use, building types, lot size, and open space, while ensuring the proposed project complies with Santa Rosa General Plan 2035 and requirements as set forth in the Santa Rosa City Code. The proposed project would maintain the existing Low-Density Residential land use designation and PD zoning. Because the subdivision proposes lot sizes smaller than the R-1-6 minimum lot size of 6,000 square-feet, the applicant has requested a Conditional Use Permit for a residential small lot subdivision. Zoning Code Section [20-42.140](#) provides development standards for residential small lot subdivisions and allows flexibility for setbacks and two-story individual units or project design alternatives if authorized by the review authority as part of Conditional Use Permit approval. The project proposes development and design standards for second-story side setbacks and two-story structures that require Planning Commission approval and is summarized below along with other residential small lot development standards:

Density - The project density is 3.7 units/acre. When calculating for the residential portion only (14.6 acres), the density is 7.19 units/acre. Residential small lot subdivisions require conformance with the General Land Use

Designation or a maximum of 18 units/acre, whichever is less.

Lot Size, Configuration - The Code does not limit the lot size for attached units. The Project proposes lots ranging in size from 3,494 to 8,958-square-feet and provides a variety of lot configurations.

Setbacks - For residential small lot subdivisions, the side setback requirements are four (4) feet for one-story portion of the residence, and eight (8) feet for the second-story portion of the home. In this case, the Project proposes a reduction in the second-story portion for all lots to be no less than four (4) feet, which is similar to surrounding subdivisions. All other setbacks comply with Zoning Code Section [20-42.140\(F\)](#).

Private Open Space - The standard requirement for private open space on individual lots within a small lot subdivision is 400 square feet, of which no dimension should be less than 15 feet, unless otherwise approved through the CUP process. All lots meet this requirement.

Building Height - The maximum allowable building height for residential structures is 35 feet. The proposed elevations depict the proposed units at 28.5-feet tall. While these plans are not binding through the CUP process, the plans indicate the applicant's intent to develop within the height regulation. The Project has been further conditioned to comply with development standards in Zoning Code Section 20-42.140.

Site Coverage - No residential unit shall exceed 65% of allowable lot coverage. While the project plans do not identify each lot coverage, the Draft CUP Resolution includes a Condition of Approval indicating the restriction on allowable lot coverage.

Two-Story Structures – Proposed detached dwellings shall be designed as follows unless the review authority approves otherwise:

- a. The floor area of a second story is no more than 50 percent of all the roofed first floor area of the dwelling (including covered porch area and an attached garage, but not a detached garage); or
- b. 25 percent of the dwelling units in the project are one-story; or
- c. All two-story units have one-story elements.

The second story element is greater than 50% of all the roofed first floor area of the dwelling; there are no single-story units included in this project; and there are no one-story elements. The project requests Planning Commission approval of the design as proposed as part of the Conditional Use Permit approval.

Parking - Pursuant to Zoning Code Chapter 20-36, Table 3-4, a single-family dwelling with two or more bedrooms is required to provide one covered space, plus 1.5 visitor spaces per unit. Each residential unit has a two-car garage (210 covered spaces) and two spaces in the driveway (210 uncovered

spaces). The subdivision can accommodate 140 on-street spaces, resulting in a total of 560 parking spaces.

3. Design Guidelines

Zoning Code Section [20-52.030\(B\)\(1\)\(e\)](#) excludes design review for “Single-family dwellings, dwellings which are proposed as part of a project within a PD zone, or where otherwise required by this Zoning Code.” Further, PD 04-007, which states, “If the proposed development includes duplexes...DR shall be required pursuant to Santa Rosa Zoning Code.” Because the Project is within a PD, and includes duets, not duplexes, no Design Review is required.

4. Neighborhood Comments

A neighborhood meeting was held on September 4, 2019. Staff received comments relating to overgrown weeds and concerns regarding fire safety and the overall management of the vacant site. After the Notice of Intent to Adopt the MND was sent out on, Staff has received three additional comment relating to weed abatement and construction timing.

5. Public Improvements/On-Site Improvements

Fulton Road will be improved as a Boulevard along the entire project frontage, with a bike lane, a median, an 8-foot planter strip, and a 6-foot sidewalk.

FINDINGS REQUIRED FOR TENTATIVE MAP

Decisions on Tentative Maps are based on the four discretionary standards found in City Code Section 19-24.080(A-D). Applicable Tentative Map standards followed by a staff analysis of the project’s compliance with the standards is as follows:

- A. That the proposed map is consistent with the general plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.

Staff Response: The project site is located in an area designated by the General Plan Land Use Diagram as Low Density Residential, which allows residential development at a density of 2-8 units per acre. The project is proposed at a density of 3.7 units per acre. If calculated on the residential portion only (14.6 acres), the density is 7.19 units per acre.

- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision’s residents are within the available fiscal and environmental resources of the City.

Staff Response: City Staff has reviewed the proposed development and determined that there is adequate water and sewer capacity. The site will be developed in compliance with the City’s Standard Urban Stormwater Mitigation Plan (SUSMP).

- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities.

Staff Response: All structures have been designed with sufficient windows to allow the inflow of sunlight for natural heating, and larger tree species will be planted throughout the subdivision providing shade or cooling opportunities.

- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987).

Staff Response: The proposed development has been reviewed by City Staff and will be required to comply with all City Utilities and Infrastructure requirements, including required connections to City sewer and storm water systems.

FINDINGS REQUIRED FOR CONDITIONAL USE PERMIT

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;

Staff Response: The proposed residential small lot subdivision at a density of 3.7 units per acre is allowed with Conditional Use Permit approval as regulated in Zoning Code Section [20-42.140](#) along with the Planned Development District (PD 04-007) and complies with all other Zoning Code and City Code regulations.

- B. The proposed use is consistent with the General Plan and any applicable specific plan;

Staff Response: The site is designated Low Density Residential, which allows 2 to 8 units per acre for which this project's density is 3.7 units per acre, while implementing General Plan Goals and Policies including but not limited to promoting livable neighborhoods; maintaining a diverse housing type; and conserving wetlands, vernal pools, wildlife ecosystems, rare plants and waterways.

- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

Staff Response: The proposed activity is consistent with the NWSR 3-97 Policy Statement and Development Plan for PD District No. 04-007, which envisions residential development in this area which would include single-family attached and detached units on small lots. The project site is located within walking distance to a school and public park. The site takes access off of Fulton Road and connects to the subdivisions to the north and south of the site with a new

internal public road on site. The site plan provides circulation, setbacks, and design features compatible with the surrounding neighborhood and similar to the existing residential uses.

- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

Staff Response: The project complies with General Plan objective criteria for land use and density, as well as all site development and use standards contained in applicable Planned Development and Zoning Code regulations. The project site is located in a developed area within the City that has access to City services and has been reviewed by City staff and conditioned to include improvements as necessary to support the project and its associated uses.

- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

Staff Response: The proposed scale, scope, and operations of the Project has been thoroughly analyzed and reviewed by multiple city departments, undergone significant environmental analysis, and been conditioned to avoid potential impacts on the environment and surrounding neighborhood.

- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Staff Response: An Initial Study was prepared, which resulted in the adoption of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the project. See Environmental Impact Section below for further information.

ENVIRONMENTAL IMPACT

The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study (IS) was prepared which resulted in a Mitigated Negative Declaration (MND). The draft MND was circulated for a 30-day public comment period commencing May 29, 2020. There were three comment letters received during the 30-day public comment period, and one comment letter received after the 30-day public comment period ended.

Staff Response: While not required by CEQA, responses to each comment letter, including the one received outside of the 30-day public comment period ending on June 29, 2020, are included in Section 2.2 of the Final MND. None of the comments resulted in changes to the MND that would require recirculation of the MND

NOTIFICATION

This item 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, 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.

ISSUES

Alternatives to residential small lot subdivision standards noted in this Staff Report have to be approved by the Planning Commission. Otherwise, there are no unresolved issues identified with this project.

ATTACHMENTS

- Attachment 1 – Disclosure Form
- Attachment 2 – Neighborhood Context Map
- Attachment 3 – Site Analysis Map
- Attachment 4 – Project Description received November 6, 2020
- Attachment 5 – Architectural Plans received August 5, 2020
- Attachment 6 – Tentative Map received October 14, 2020
- Attachment 7 – Development Plan received December 19, 2019
- Attachment 8 – Landscape Plan received October 14, 2020
- Attachment 9 – Public Correspondence as of May 20, 2021
- Attachment 10 – PD District No. 04-007
- Attachment 11 – Draft IS/MND with Appendices and Mitigation Monitoring and Reporting Program
- Attachment 12 – IS/MND Response to Comments and Errata Sheet
- Resolution 1 – Mitigated Negative Declaration
- Resolution 2 – Conditional Use Permit
- Resolution 3 – Tentative Parcel Map
- Exhibit A – Engineering Development Services Exhibit A (Attached to Reso 3)

CONTACT

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