

Stonebridge Subdivision

Mitigated Negative Declaration

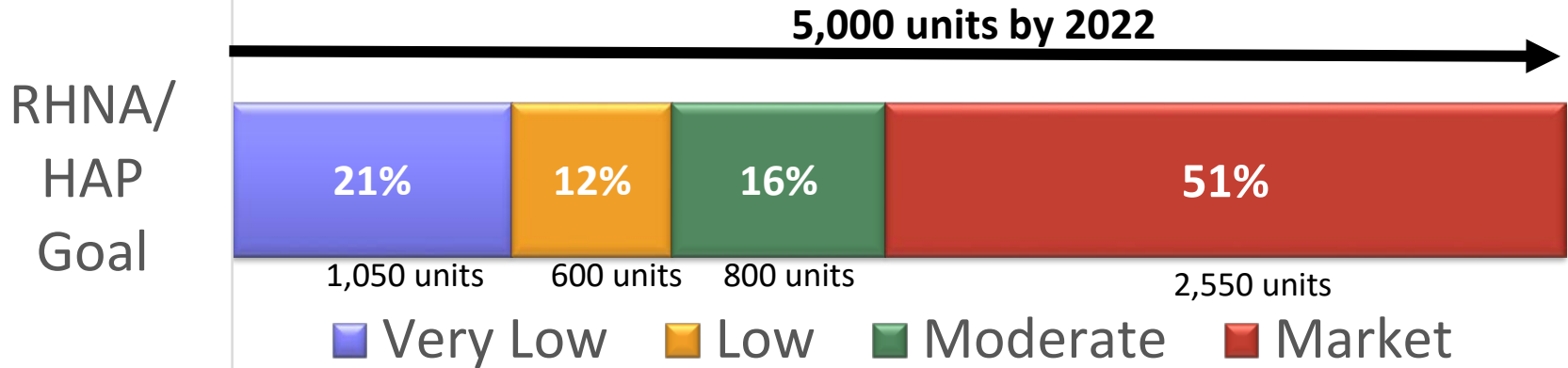
Conditional Use Permit

Tentative Map

2220 Fulton Road

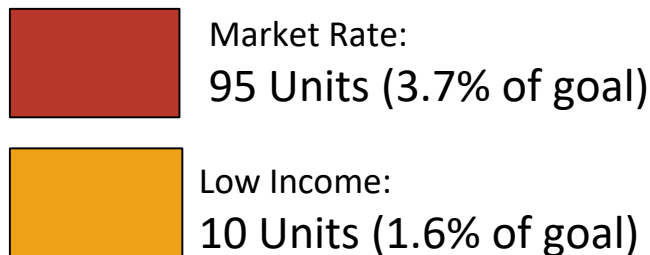
May 27, 2021

Adam Ross, Interim Senior Planner
Planning and Economic Development



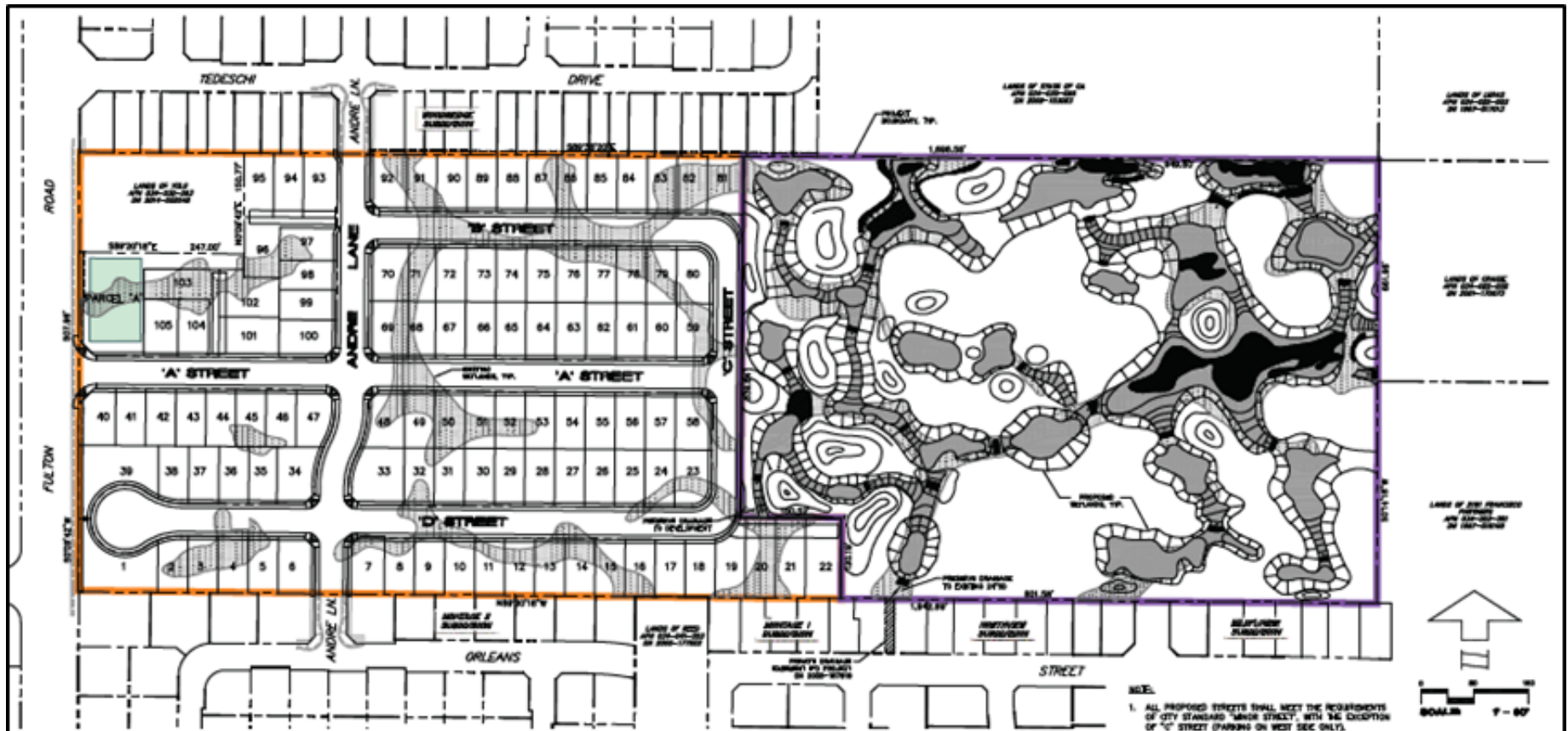
*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Stonebridge Subdivision: Total 105 units



- Development of to 105 single-family housing units (3,494 to 8,958 square feet)
 - 95 single-family detached market rate
 - 10 single-family attached designated affordable
 - Lots 32-35, 68, 69, 70, 71, 97, and 98
 - Three associated parcels (A, B, C)
- 28.6-acre site home to seasonal wetlands
 - 14.0-acre east for housing
 - 14.6 acre west enhanced and preserved in place for Burke's goldfields

Project Description



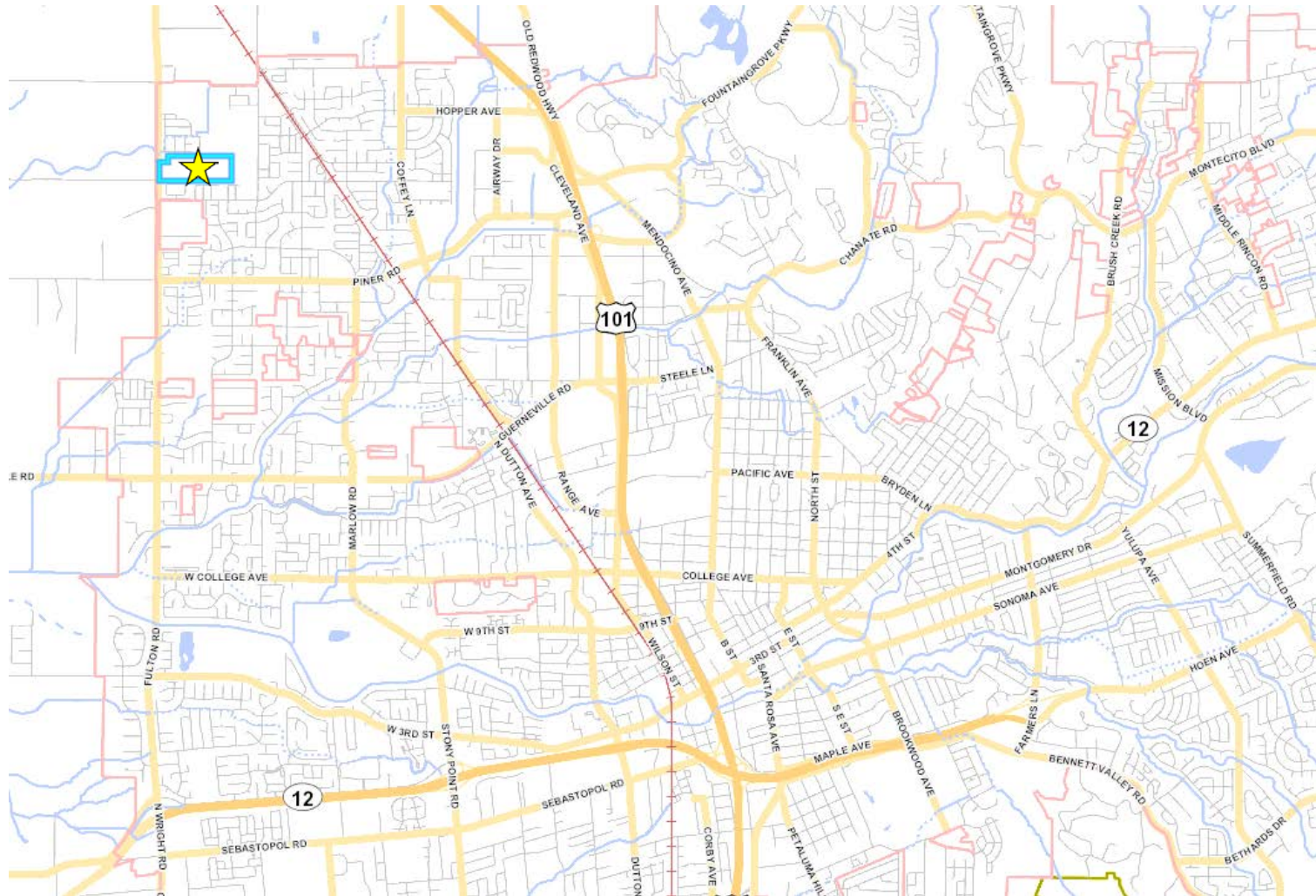
Required Discretionary Approvals

- **Mitigated Negative Declaration/MMRP**
 - CEQA Compliance
 - Planning Commission
- **Conditional Use Permit Residential Small Lot Subdivision**
 - Planning Commission
- **Tentative Map**
 - Planning Commission

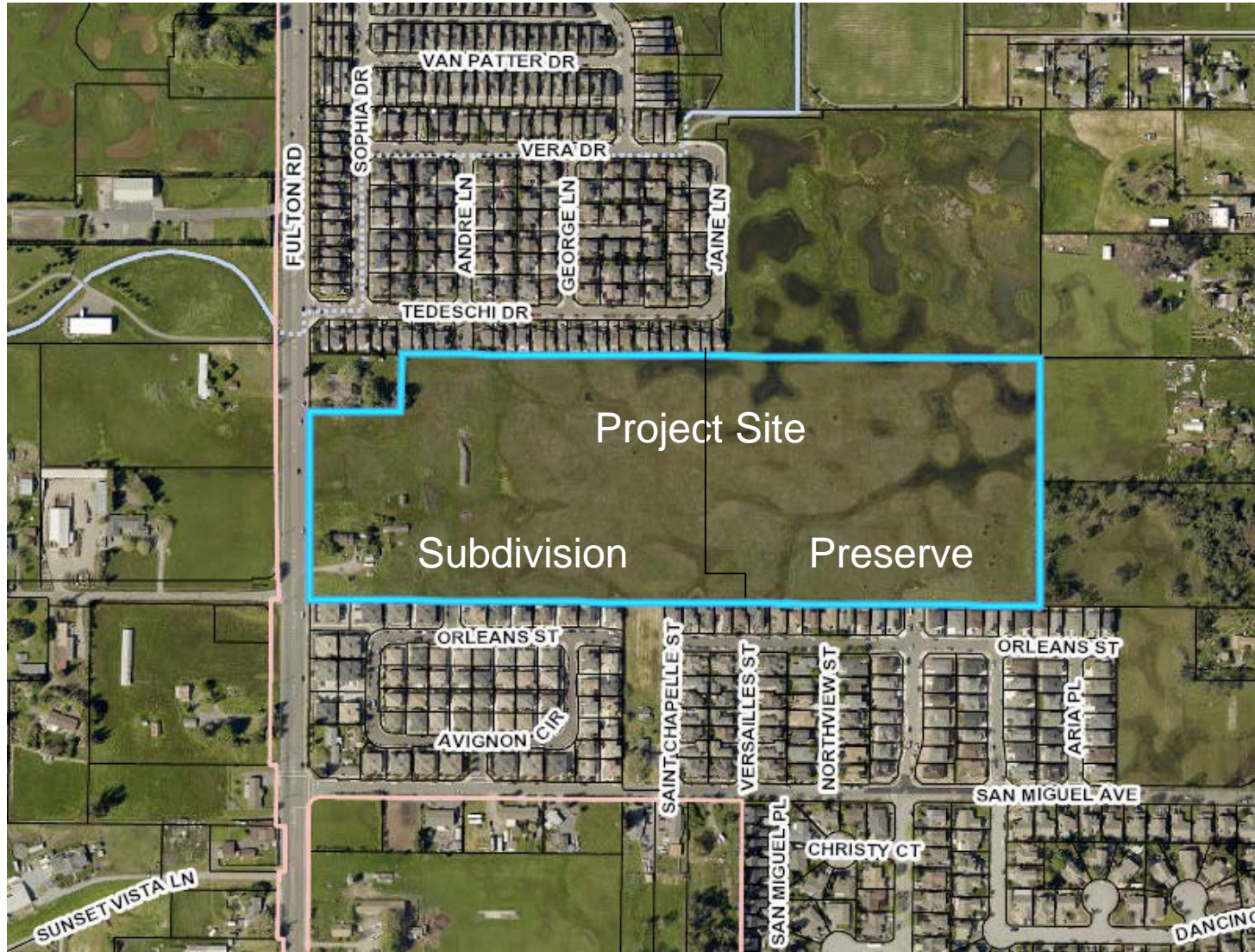
- September 4, 2019 - Neighborhood Meeting
- December 19, 2019 – Project applications submitted
- May 29, 2020 - Initial Study/Mitigated Negative Declaration circulated for 30-day public review period
- March 22, 2021 - Application deemed complete

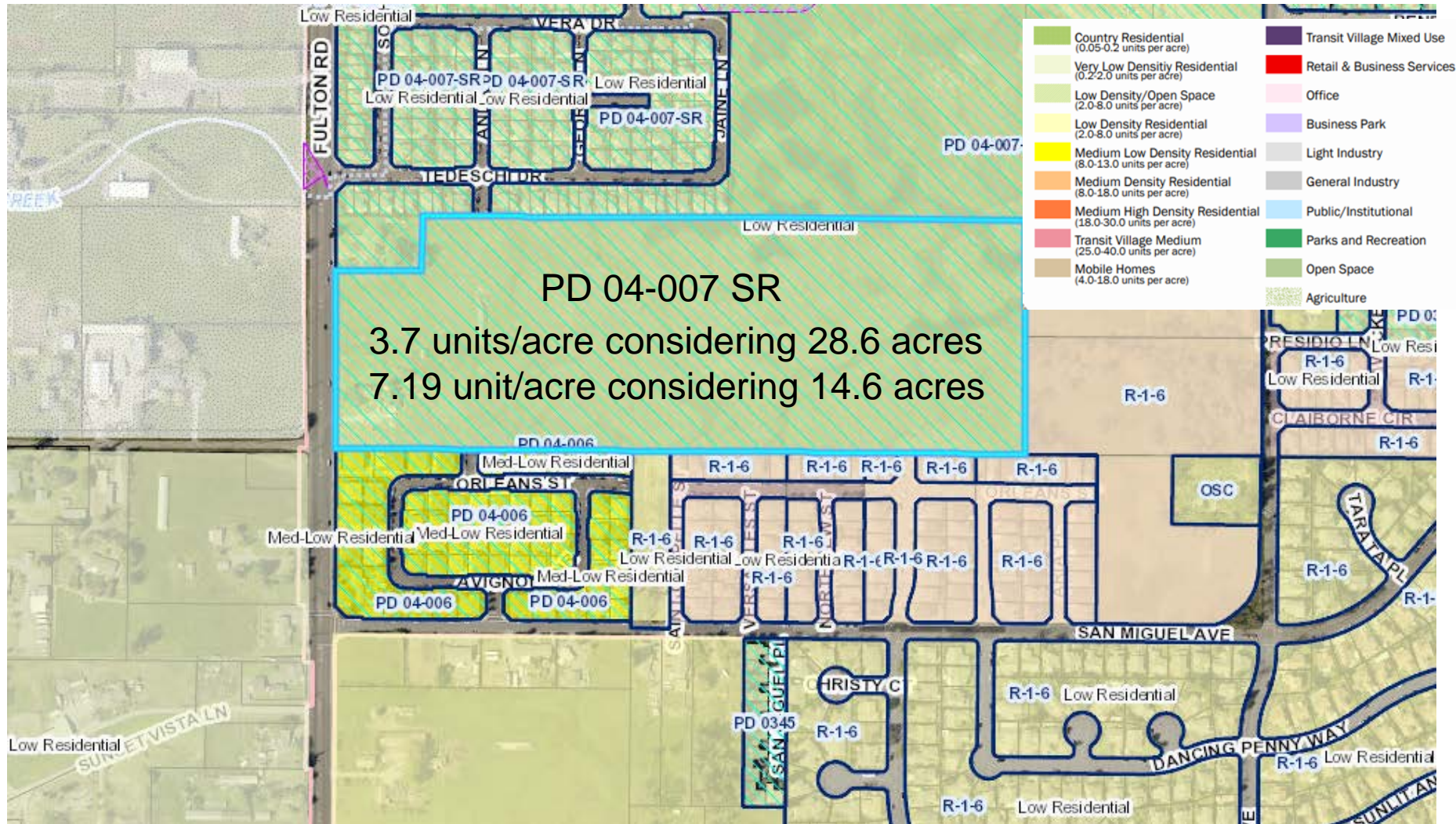


Project Location 2220 Fulton Road



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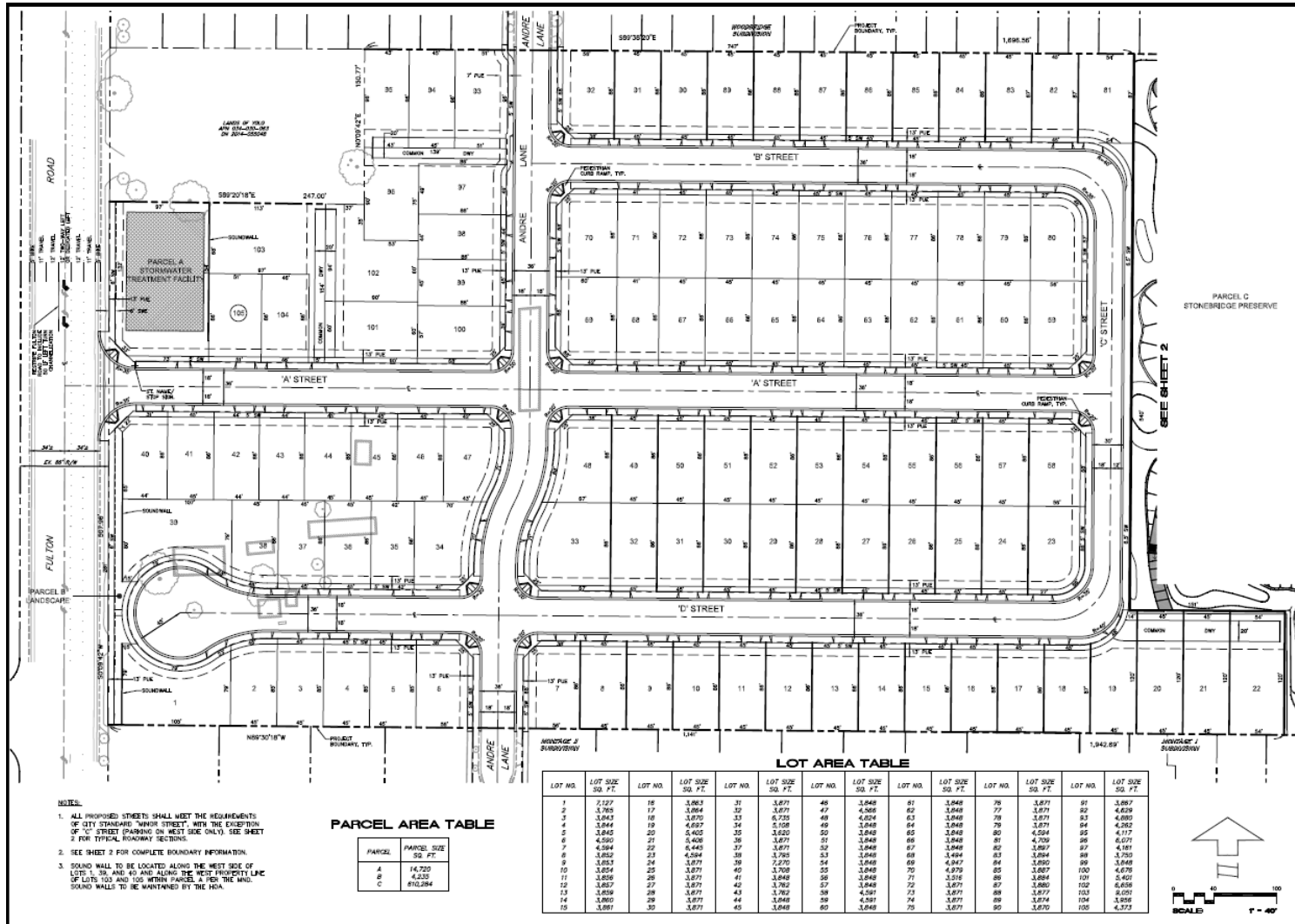


- PD04-007 as part of NWSR 3-97 Annexed into City in (2004)
- Included North Village and Woodbridge Developments
- All other developments require Use Permit
- Base zoning is R-1-6
- Project complies with parking requirements
- Lots smaller than 6,000 square feet require Conditional Use Permit and residential small lot subdivision standards apply (20-42.140)
- Project complies with all standards of 20-42.140 but proposes alternatives to setbacks and two-story structure design

- Setbacks - Four (4) feet for one-story portion of the residence, and eight (8) feet for the second-story portion of the home.
 - 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\(F\)](#).

- Two-Story Structures – Design Standards
 - 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
 - 25 percent of the dwelling units in the project are one-story; or
 - All two-story units have one-story elements.
- Most single-family plan types have 8-foot second story setback on one side
- Similar to surrounding subdivisions in the area and through Santa Rosa





- NOTES:**
1. ALL PROPOSED STREETS SHALL MEET THE REQUIREMENTS OF CITY STANDARD "MINOR STREET" WITH THE EXCEPTION OF "D" STREET PARKING ON WEST SIDE ONLY. SEE SHEET 2 FOR TYPICAL ROADWAY SECTIONS.
 2. SEE SHEET 2 FOR COMPLETE BOUNDARY INFORMATION.
 3. SOUND WALL TO BE LOCATED ALONG THE WEST SIDE OF LOTS 1, 19, AND 40 AND ALONG THE WEST PROPERTY LINE OF LOTS 103 AND 101 WITHIN PARCEL A PER THE MND. SOUND WALLS TO BE MAINTAINED BY THE HOA.



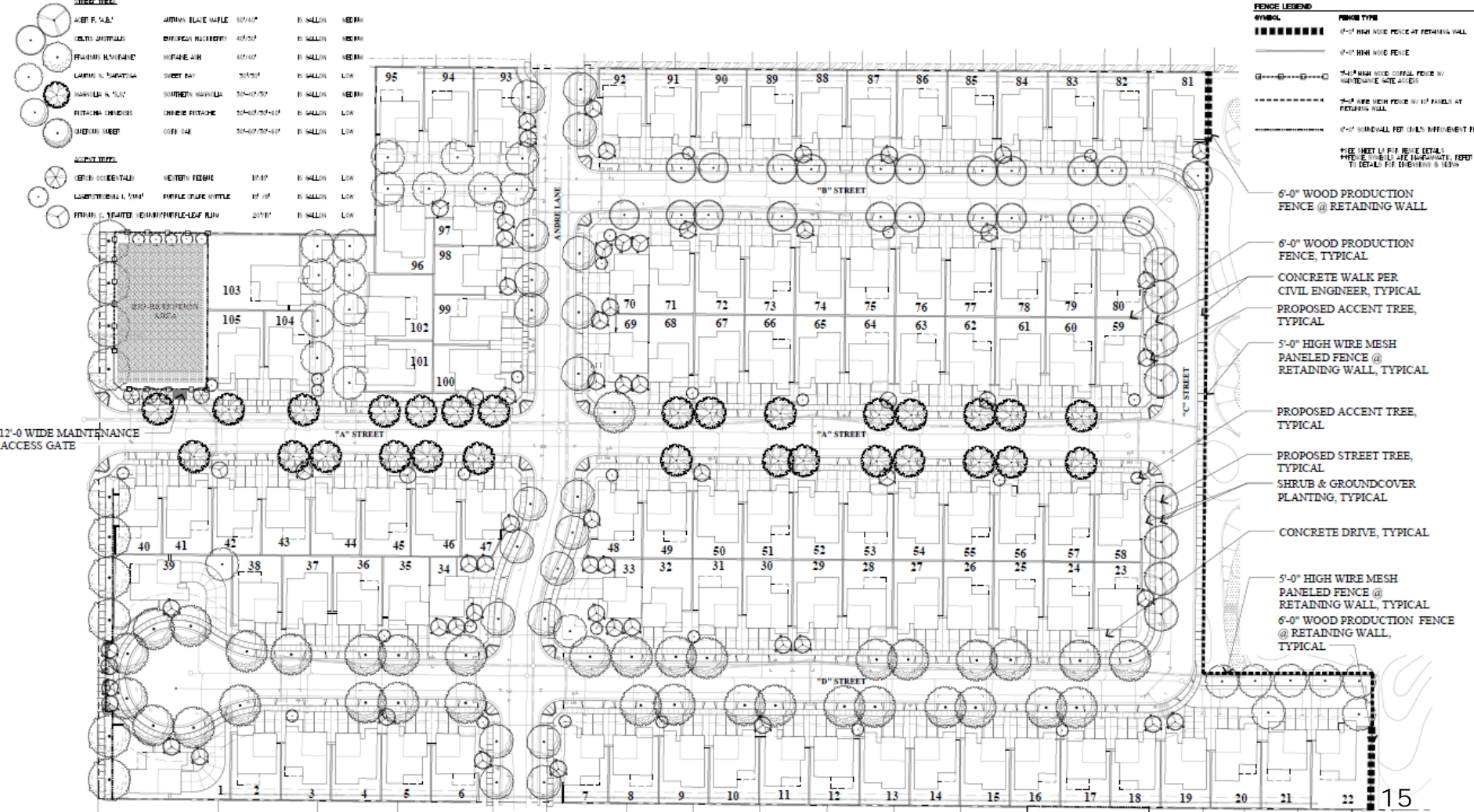
PRELIMINARY TREE PALLETTE

BOTANICAL NAME	COMMON NAME	HEIGHT / SPREAD	ZONE	WATER USE
DECIDUOUS TREES				
WEIB F. 4.5'*	JAPANESE ELDER WATTLE	10'-15'	B SALLON	NEEDS
CELTIS QUINQUELOBATA	AMERICAN RED CEDAR	40'-50'	B SALLON	NEEDS
FRAXINUS AMERICANA	WHITE BIRCH	40'-60'	B SALLON	NEEDS
LAUREL N. SARGENTIA	SWEET BAY	30'-50'	B SALLON	LOW
HAMELIS N. P. 2.5'	SOUTHERN HAWKWOOD	10'-15'	B SALLON	NEEDS
FRAXINUS AMERICANA	AMERICAN RED CEDAR	10'-15'	B SALLON	LOW
FRAXINUS AMERICANA	AMERICAN RED CEDAR	10'-15'	B SALLON	LOW
FRAXINUS AMERICANA	AMERICAN RED CEDAR	10'-15'	B SALLON	LOW
ACCENT TREES				
FRAXINUS AMERICANA	WESTERN REDBUD	15'-20'	B SALLON	LOW
FRAXINUS AMERICANA	WHITE ELDER WATTLE	15'-20'	B SALLON	LOW
FRAXINUS AMERICANA	WESTERN REDBUD	20'-25'	B SALLON	LOW

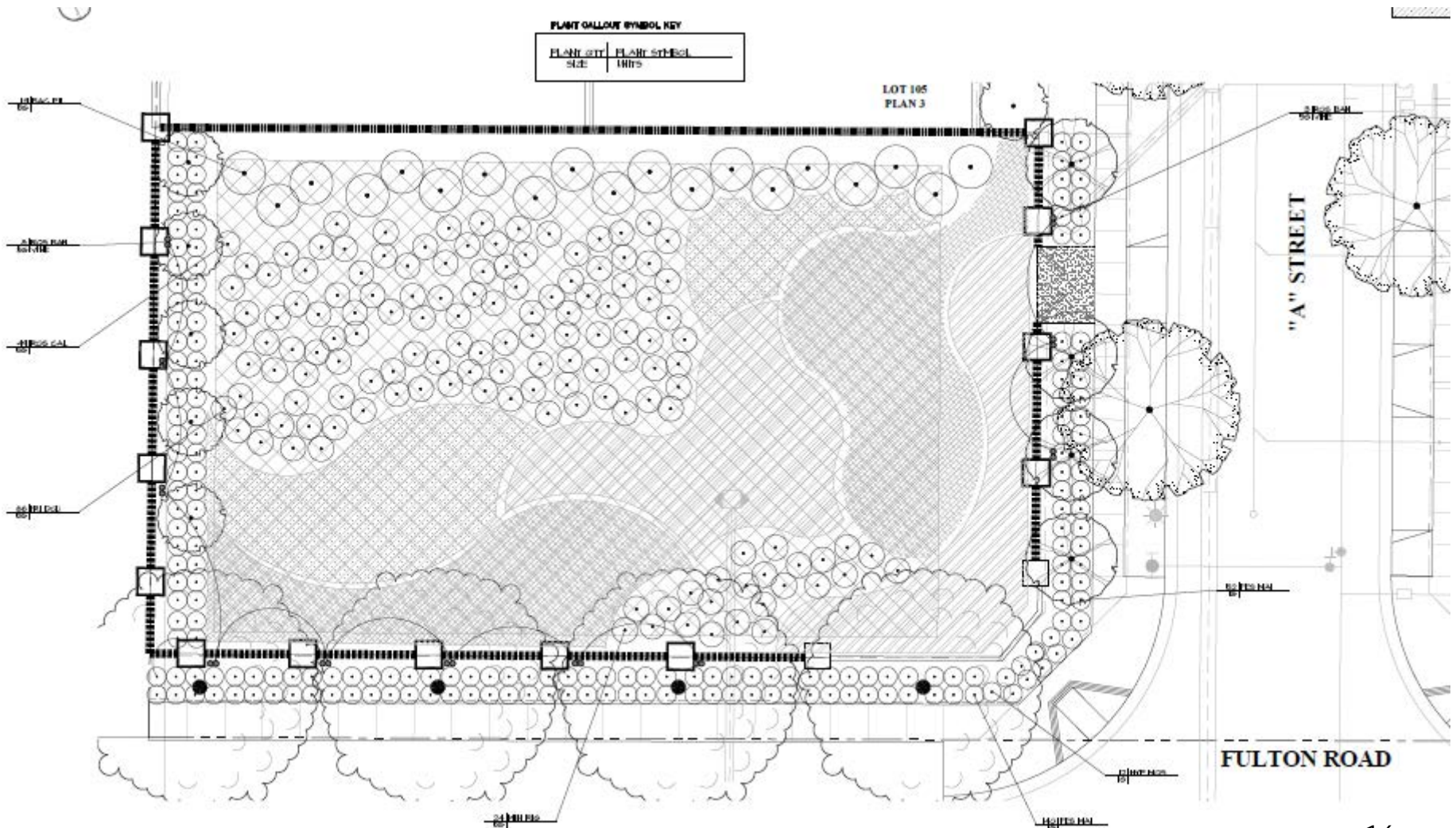
FENCE LEGEND

SYMBOL	FENCE TYPE
██████████	6'-0" HIGH WOOD FENCE AT RETAINING WALL
-----	6'-0" HIGH WOOD FENCE
□-----□	5'-0" HIGH WOOD PANEL FENCE W/ MAINTENANCE WIDE GATE
-----	5'-0" HIGH WIRE MESH FENCE W/ 10' PANELS AT RETAINING WALL
-----	5'-0" HIGH WIRE MESH FENCE FOR OPEN IMPROVEMENT PLANS

*SEE SHEET 14 FOR FENCE DETAILS
*WHERE THERE ARE DISCREPANCIES, REFER TO DETAILS FOR DIMENSIONS & INFO.



- 6'-0" WOOD PRODUCTION FENCE @ RETAINING WALL
- 6'-0" WOOD PRODUCTION FENCE, TYPICAL
- CONCRETE WALK PER CIVIL ENGINEER, TYPICAL
- PROPOSED ACCENT TREE, TYPICAL
- 5'-0" HIGH WIRE MESH PANELED FENCE @ RETAINING WALL, TYPICAL
- PROPOSED ACCENT TREE, TYPICAL
- PROPOSED STREET TREE, TYPICAL
- SHRUB & GROUNDCOVER PLANTING, TYPICAL
- CONCRETE DRIVE, TYPICAL
- 5'-0" HIGH WIRE MESH PANELED FENCE @ RETAINING WALL, TYPICAL
- 6'-0" WOOD PRODUCTION FENCE @ RETAINING WALL, TYPICAL



Elevations (For Reference)



- No unresolved issues

Environmental Review

California Environmental Quality Act (CEQA)

- Initial Study
- Mitigated Negative Declaration
 - Mitigation Monitoring Reporting Program
- 30-Day Public Review (May 29, 2020 through June 29, 2020)
- Comments Received
 - Outside Agencies
 - Residents



- Vegetation Management plan and ongoing maintenance
- Questions about the preserve



The Planning and Economic Development Department recommends that the Planning Commission, by Resolutions, approve the Stonebridge Subdivision Project, a 105-unit residential small lot subdivision:

- Adopting the Mitigated Negative Declaration; and
- Approving the Conditional Use Permit; and
- Adopting the Tentative Map

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