

## Maloney, Mike

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**From:** Maloney, Mike  
**Sent:** Monday, February 11, 2019 12:02 PM  
**To:** \_PLANCOM - Planning Commission  
**Subject:** FW: Lantana Place Homes: Late Correspondence  
**Attachments:** ZA - RESOLUTION CUP18-085.pdf; ZA - RESOLUTION DR18-031.pdf

Chair Cisco and Members of the Planning Commission:

On Thursday February 7, 2019, a Special Zoning Administrator Meeting was held for Lantana Place Homes under the reduced review authority established in the Resilient City Development Measures in Zoning Code Section 20-16. The Zoning Administrator item was reviewed and approved. Please see the attached Resolutions for Design Review (DR18-085) for the attached housing component and Conditional Use Permit (CUP18-031) for the small lot subdivision.

### Adam Ross | City Planner

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## RESOLUTION NO. CUP18-085

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW LANTANA PLACE HOMES, A 48-PARCEL SMALL LOT SUBDIVISION - LOCATED AT 2979 DUTTON MEADOW, ASSESSOR'S PARCEL NO. 043-121-013; FILE NO. PRJ18-030**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow a 48-parcel small lot subdivision has been granted based on your project description and official approved exhibit stamped received on October 30, 2018. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed small lot subdivision is allowed within the R-3-18 (Multi-Family Residential) Zoning District and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received; and
- The proposed small lot subdivision is consistent with the General Plan Land Use Designation and Roseland Area/Sebastopol Road Specific Plan Land Use Designation of Medium Density Residential, which allows residential development at a density of 8-18 units per acre. Pursuant to General Plan Policy No. LUL-F-2, which requires development at the mid-point of the density range, Lantana Place Homes is proposed at a density of 13 affordable dwelling units per acre; and
- The design, location, size, and operating characteristics of the proposed small lot subdivision would be compatible with the existing and future land uses in the vicinity. The project site is located within walking distance of public transit, schools and recreation. The site takes access off two transitional/collector streets, Dutton Meadow and a future Common Way. The site plan provides circulation, setbacks, and design features compatible with the surrounding neighborhood similar to the existing residential uses; and
- The site is physically suitable for the type, density, and intensity of the proposed small lot subdivision, including access, utilities, and the absence of physical constraints in that the project is a residential project with an average of 13 units per acre, surrounded by existing and future residential uses, and includes the use of existing City streets, the development of two new City streets, and a portion of a new City street that will connect future residential developments, and will be serviced by City Utilities; and
- 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 in that the project plans have been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize any potential impacts to less than significant levels; and

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457 in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

The Project also qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the project is consistent with the City's General Plan for which an EIR was prepared and certified by the Council on November 3, 2009, As evidenced by the Environmental Checklist prepared for the project, the project does not contain conditions, nor would it result in effects that:

- a. Are peculiar to the project or the parcel on which the project would be located,
- b. Were not analyzed as significant effects in the General Plan EIR
- c. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan; or
- d. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon the approval of the tentative map associated with this project and compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

#### Conditions of Approval

1. The Small Lot Subdivision Conditional Use Permit for this Project is approved contingent upon the applicant(s) obtaining approval of the Tentative Map and Design Review associated with the Project.
2. The project shall comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit approval.
3. The project is approved with the following modifications to the small lot subdivision development standards otherwise required by Zoning Code 20-42.140 Residential Small Lot Subdivisions:
  - a. Front yard minimum setbacks of 5-feet shall be on lots 5, 20, 21, 30, 31, 40, and 41, all others shall be a minimum of 6-feet;

- b. Rear yard setback of minimum 8-feet at single story and 13 feet at two story portions of home;
- c. Side yard setback of minimum 5-feet at two story portions of home;
- d. Side-corner yard setback of minimum 5-feet-6-inches; and
- e. Private open space area of minimum 372 square feet with a minimum average rear yard dimension of approximately 11 feet.

This Minor Conditional Use Permit to Lantana Place Homes, a 48-parcel residential small lot subdivision is hereby approved on this 7<sup>th</sup> day of February 2019, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_



ANDY GUSTAVSON, ZONING ADMINISTRATOR

## RESOLUTION NO. DR18-031

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR LANTANA HOMES, 48 AFFORDABLE ATTACHED RESIDENTIAL HOMES ON INDIVIDUAL LOTS LOCATED AT 2979 DUTTON MEADOW, SANTA ROSA, APN: 043-121-013**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review to provide attached duets on individual lots that includes 45 two-story units and three single-story units has been granted based on your project description and official approved exhibit dated October 30, 2018. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The project was reviewed by the Design Review Board as a Concept Item on January 18, 2018, and received the following applicable recommendations: explore rooflines and materials for design cohesiveness and for maintenance considerations; consider using one style; revisit the accentuated verticality of some of the rooflines; Provide generous-sized windows where possible whereas the applicant has responded appropriately to the recommendations;
- The design and layout of the proposed development is of superior quality and is consistent with the General Plan and the City's Design Guidelines and the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;
- The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that the attached duets are of superior design as they provide unique and uniform designs without clashing with the surrounding residential area. The project provides a unique design pattern including shed and gabled roofs, two types of siding and recessed porches creating a variety of elevation designs within a single overall design palette;
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the project site is currently a vacant parcel with existing and future residential developments to the north, south, and west of the site. Circulation is provided with development of a new Common Way, on the west of the site and transitional streets through the site. Right-of-way improvements are provided for this site that will enhance the surrounding neighborhood by developing a Class I bicycle lane on the new Common Way, with Class II bicycle lane improvements and a bus stop on Dutton Meadow;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project is located in a residential area featuring buildings small lot subdivisions for single-family homes

as well as multi-family homes with varied architectural designs. The proposed architectural features create a character that compliments the surrounding residential neighborhood with varied housing types;

- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained in that the design incorporates Hardie Plank, Hardie Panel and Battens for the attached housing's siding materials adding a texture similar to the single family homes northeast of the project site, but not in contrast to the multifamily housing to the east of the site. The paint options allow for a unique but unified color palette and landscaping that provides a desirable exterior visible from the public right-of-way;
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the proposed design has been reviewed by City Staff and does not create an unsafe urban environment and will comply with all Building and Fire Codes required by the City; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457 in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

The Project also qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the project is consistent with the City's General Plan for which an EIR was prepared and certified by the Council on November 3, 2009, As evidenced by the Environmental Checklist prepared for the project, the project does not contain conditions, nor would it result in effects that:

- a. Are peculiar to the project or the parcel on which the project would be located,
- b. Were not analyzed as significant effects in the General Plan EIR
- c. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan; or
- d. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of

approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

1. This Preliminary Design Review Permit is approved contingent upon the applicant(s) obtaining approval of the Tentative Map and Conditional Use Permit associated with the project.
2. This project must comply with all Conditions of Approval of the Conditional Use Permit, the Tentative Map, and the DAC Report dated January 24, 2019, attached as Exhibit "A" to the Tentative Map.
3. The applicant shall obtain Final Design Review at or before the project's Building Permits.

This Design Review Design Review to provide attached duets on individual lots that includes 45 two-story units and three single-story units is hereby approved on this 7<sup>th</sup> day of February, 2019. If conditions have not been met or if work has not commenced within two years from approval date, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_

  
ANDY GUSTAVSON, ZONING ADMINISTRATOR