

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL

FROM: BILL ROSE, SUPERVISING PLANNER (PRESENTER)
PLANNING AND ECONOMIC DEVELOPMENT
SUSIE MURRAY, CITY PLANNER (AUTHOR)
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: PARK LANE II APARTMENTS REZONING REQUEST TO AMEND
THE COURTSIDE VILLAGE POLICY STATEMENT TO ALLOW
THE DEVELOPMENT OF A THREE-STORY, 24-UNIT
APARTMENT COMPLEX LOCATED AT 1001 DOUBLES DRIVE,
ASSESSOR'S PARCEL NO. 035-690-103, FILE NO. MJP14-010

AGENDA ACTION: ORDINANCE

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce a Rezoning ordinance to modify the language of the Courtside Village Planned Development Policy Statement to allow a density transfer for the development of Park Lane II Apartments, File No. MJP14-010.

EXECUTIVE SUMMARY

The Park Lane II Apartments project (Project) involves the construction of an approximately 34,500 square foot, three-story, 24-unit apartment building on a vacant, ±1-acre parcel. The proposal includes a Mitigated Negative Declaration (MND) and three entitlement applications:

- A Rezoning request to modify the language of the Courtside Village Policy Statement;
- A Conditional Use Permit (CUP) for a density transfer within the Courtside Village planned development area; and
- Design Review for a 3-story, multi-family apartment building and associated accessory structures.

The Council is being asked to approve a Rezoning request, the mechanism to modify the Courtside Village Policy Statement, which will allow the development of the Project.

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The CUP was approved by the Planning Commission on June 22, 2017. Preliminary Design Review was granted by the Design Review Board on August 3, 2017. The Design Review Board delegated Final Design Review to staff.

BACKGROUND

1. Project Description

The project proposes to develop an approximately 1-acre parcel with a 24-unit multi-family residential structure, three small carport structures, an enclosed area for garbage receptacles, parking and associated improvements. This represents 0.94% of the City's 5-year goal for market rate units. The project site is located at the southwest corner of the intersection of Sebastopol Road and Doubles Drive, and is within the boundaries of the Courtside Village Planned Development. The site is vacant, generally flat, and is vegetated with a few small trees, shrubs and grasses.

The primary building will be three stories tall, with a maximum height of 35 feet. The 24-unit apartment building will be comprised of six flats and 18 townhouse units. Exterior materials are predominantly stucco, with wood and metal accent features, and there is significant glazing along the Sebastopol Road elevation. Accessory structures are located along the southern property line.

Primary vehicular access would be provided via a single driveway off Doubles Drive, with a secondary access off Arthur Ashe Circle for emergency vehicle access. The project will provide 60 parking spaces, of which 18 will be private garage spaces located on the ground floor. The remaining 42 parking spaces are located outside and tandem to the garage spaces, and along the southern border of the development site.

2. Project History

On March 5, 2014, a Neighborhood Meeting was held to introduce the project to neighbors and gather public comment. Approximately 13 members of the public attended the meeting. Comments are discussed in the Neighborhood Comments section of this report.

On March 20, 2014, the proposed project was presented to the Design Review Board (DRB) as a concept item. Refer to the Board/Commission/Committee Review and Recommendations section of the report for further information.

On September 10, 2014, the project applications were submitted to Planning and Economic Development.

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On November 5, 2014, an Issues Letter was sent to the applicant identifying several issues to be resolved prior to advancing the project.

On January 21, 2016, a revised set of plans was submitted to Planning and Economic Development.

On May 10, 2016, a second Issues Letter was sent to the applicant.

On August 23, 2016, final revised plans were submitted to Planning and Economic Development.

On March 8, 2017, final revisions to the draft MND were completed.

On June 22, 2017, the Planning Commission approved three resolutions, each with a vote of 6-0, including an MND for the project; a recommendation that Council approve a request to modify the language of the Courtside Village Policy Statement to allow the Project; and a Conditional Use Permit for the Project.

On August 3, 2017, the DRB reviewed the Project plans and granted Preliminary Design Review. The DRB delegated Final Design Review to staff.

PRIOR CITY COUNCIL REVIEW

Not applicable

ANALYSIS

1. General Plan

The site is designated as Low Density Residential on the General Plan land use diagram, which allows development of 2-8 residential units per acre. While areas within this land use designation are typically developed with detached single-family residential structures, attached multi-family residential developments are also permitted. In accordance with the Courtside Village planned development, the development site is permitted to develop at a density of 18 units per acre. The project proposes to adjust the residential densities within the planned development area to allow the 24-unit apartment building, effectively raising the density to 24 units per acre at this location. Refer to the Zoning section of this report for further discussion regarding the density transfer.

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The project implements many of the General Plan goals and policies in that it proposes a well-designed, multi-family residential facility. The project adds a new housing type to this area of the City and, by offering one-, two-, and three-bedroom rental units, the project creates options for varying levels of income and household size.

The following General Plan goals and policies are applicable to the Park Lane II Apartment project:

- LUL-A Foster a compact rather than a scattered development pattern to reduce travel, energy, land, and material consumption while promoting greenhouse gas emission reductions citywide.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- 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.
- H-A Meet the housing needs of all Santa Rosa residents.
- H-C Expand the supply of housing available to lower income households.
- H-A-2 Pursue the goal of meeting Santa Rosa's housing needs when compatible with existing neighborhoods. Development of existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods.
- H-A-5 Improve community acceptance of higher-density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects.

2. Zoning

The development site is within the PD (Planned Development) zoning district. It is within the Courtside Village Development Plan area, which is bordered to the north by Highway 12 and the Joe Rodota Trail; to the east by Fresno Avenue and the Village Station subdivision; to the south by Golden Gate Avenue; and to the west by a vacant property designated by the General Plan land use diagram for residential uses. The site is designated Civic/Recreational on the Courtside Village Development Plan.

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The Courtside Village Policy Statement was adopted by Council Ordinance No. 3181, dated March 28, 1995, and has been modified twice since then. The current Policy Statement with the proposed modification is attached to this report.

Modifications to an approved Policy Statement

The project is proposing to modify the existing Policy Statement to shift residential densities within the Courtside Village Planned Development area. If approved, it will increase the allowable density from 18 to 24 units per acre on the subject site. Pursuant to Zoning Code Section 20-26.60(B), a request to modify, change or revise any approved Development Plan or Policy Statement shall be processed in the same manner as any other zone change application. Accordingly, the project includes a Rezoning application.

As stated in the existing Policy Statement, Section V(D)(3)(a - b):

"Density.

- a. Up to 18 units per acre.
- b. This density shall apply to the land area included within the Civic/Recreational land use category on the Development Plan. That area multiplied by 18 units/acre shall be added to the maximum dwelling units allowed in the other Land Use categories in order to determine the maximum number of dwelling units within the Courtside Village PC District. Density transfers between the Land Use categories shall be allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded."

Besides the subject parcel, most lots within Courtside Village have either already been developed or have approved projects slated for development. The following table demonstrates that there is adequate density remaining and that the proposed density transfer will not render any vacant and/or unentitled parcel undevelopable.

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Unit Density Calculations for Courtside Village Planned Community Development					
Subdivision Name & Unit	Actual # of Residential Units (Oct. 2013)	Allowable Density (Units/Acre)	Subdivision Size (Acres)	Allowable Number of Units	Allowable Remaining Units
Courtside Village – Unit 1 (LDR)	107	8	22.91	183	76
Lot 102 (LDR)	0	8	1.84	15	15
Lot 103 (LDR)	0	8	0.55	4	4
Lot 104 (LDR)	0	8	1.41	11	11
Courtside Village – Unit 2 (LDR)	88 ^A	8	12.88	103	15
Lot 1-7 (LDR)	7 ^B	8	.065	5	-2
Courtside Village – Unit 3 (LDR)	112	8	12.68	101	-11
Courtside Village – Unit 4 (LDR)	53	8	6.67	53	0
Millbrook(Lot 49) (LDR)	18	8	1.84	18	0
Park Lane II Apts (Lot 48) (LDR)	24^C	8	1.00	8	-16
Village Square – Unit 1 (LDR)	18	8	2.75	22	4
Village Square – Unit 2 (MDR)	200	18	6.60	119	-81
TOTALS AFTER PROJECT	627		72.22	642	15

Source: Adapted from "Unit Density Calculations" by BKF Engineers, September 2015.
 A. Note that Courtside Village - Unit 2 Final Map shows Lot 37. This lot was eliminated - merged into the park and Lot 38.
 B. Lots created in the Final Map for Courtside Village - Unit 2, units not constructed.
 C. Currently proposed by PAB Investments, LLC. Due Diligence Stage (2/15).

3. Neighborhood Comments

At a Neighborhood Meeting held on March 5, 2014, concerns regarding the following project-related impacts were raised:

- Parking impacts
- Impacts to the Millbrook neighborhood
- Impacts to Village Green Park

During the June 22, 2017, Planning Commission meeting, neighbors adjacent to the site expressed concern about the design of the fence separating their properties from the subject site.

FISCAL IMPACT

Approval of the Project will not result in any significant fiscal impacts.

ENVIRONMENTAL IMPACT

The Project has been found in compliance with the California Environmental Quality Act (CEQA). An MND was adopted by Commission Resolution No. 11833, dated June 22, 2017.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On March 20, 2014, the Project plans were reviewed by the DRB as a concept item. Based on comments from the DRB and compliance with the Americans with Disability Act (ADA), the following plan changes have been made, and are shown on pages A4 (elevations reviewed by the DRB) and A5 (current elevations) of the attached Project plans:

- Stronger accent colors have been introduced;
- Bay windows were originally too generic and have been redesigned;
- The entrance located on the back (south) side of the building has been redesigned to promote a better “sense of entrance;” and
- The eastern most garage was expanded to comply with ADA requirements.

On June 22, 2017, the Planning Commission adopted three resolutions related to this project as mentioned in the History section of this report. During the public hearing, neighbors adjacent to the site expressed concern about the design of the fence separating their properties from the subject site; their concerns pertained to impacts from automobiles and the trash enclosure. The Commission directed staff that the DRB be made aware of neighbor's concerns when considering the fence design.

NOTIFICATION

On February 21, 2014, a Notice of Neighborhood Meeting was sent to property owners within 400 feet of the subject site.

In April 2017, pursuant to Zoning Code Section 20-66 and CEQA, a Public Hearing Notice was mailed to property owners within 400 square feet of the site; a public hearing sign was installed on site; and Notice of Public Hearing was published in the Press Democrat, announcing a 30-day public review period for the MND and the Commission's review of the Project.

In July 2017, pursuant to Zoning Code Section 20-66 and CEQA, a Public Hearing Notice was mailed to property owners within 400 square feet of the site; a public hearing sign was installed on site; and Notice of Public Hearing was published in the Press

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Democrat, announcing the August 3, 2017, DRB meeting.

In July/August 2017, pursuant to Zoning Code Section 20-66 and CEQA, a Public Hearing Notice was mailed to property owners within 400 square feet of the site; a public hearing sign was installed on site; and Notice of Public Hearing was published in the Press Democrat, announcing the August 15, 2017, City Council meeting.

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location Map
- Attachment 3 - Project Plans (including site, floor, grading, utility, striping and landscaping plans, elevations and site photographs, prepared by Hedgpeth Architects, stamped received on August 23, 2016)
- Attachment 4 - Policy Statement (showing proposed changes)
- Attachment 5 - Commission staff report, resolutions and minutes (June 22, 2017)
- Attachment 6 - DRB concept meeting minutes (March 20, 2014)
- Attachment 7 - Public Correspondence
- Ordinance - Rezoning

CONTACT

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