

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
September 8, 2022

PROJECT TITLE

Kawana Village

ADDRESS/LOCATION

1166 Kawana Terrace

ASSESSOR'S PARCEL NUMBER

044-051-027, -019, and -025

APPLICATION DATES

April 25, 2018 (EXT18-0031)

May 15, 2022 (EXT22-0005)

REQUESTED ENTITLEMENTS

Two, one-year time extensions for the
Tentative Map

PROJECT SITE ZONING

R-1-6

PROJECT PLANNER

Michael Wixon, Contract Planner

APPLICANT

The Synergy Group

PROPERTY OWNER

Robert Cassidy

FILE NUMBER

EXT18-0031 and EXT22-0005

APPLICATION COMPLETION DATE

August 8, 2019 (EXT18-0031)

June 15, 2022 (EXT22-0005)

FURTHER ACTIONS REQUIRED

Director-level one-year time extensions
for associated Small Lot Subdivision
Conditional Use Permit and Hillside
Development Permit.

GENERAL PLAN DESIGNATION

Medium Low Density Residential

RECOMMENDATION

Approval

Agenda Item #8.2
For Planning Commission Meeting of: September 8, 2022

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION
FROM: MICHAEL WIXON, CONTRACT PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: KAWANA VILLAGE TENTATIVE MAP -- TWO SEPARATE ONE-
YEAR TIME EXTENSIONS

AGENDA ACTION: RESOLUTIONS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a one-year time extension for the Kawana Village Tentative Map to June 12, 2019, and, by resolution, approve a second one-year time extension for the Kawana Village Tentative Map to June 12, 2023. The related time extensions for the Small Lot Conditional Use Permit and Hillside Development Permit will be acted on by the Director of Planning and Economic Development following the Planning Commission's actions.

EXECUTIVE SUMMARY

The proposed project includes two separate one-year time extension requests for the approved Kawana Village Tentative Map. which would subdivide a 4.82-acre site into 39 single family lots for the construction of 27 single family detached units and 12 attached single-family units. Pursuant to Zoning Code §20-54.050.B., the Director of Planning and Economic Development will act on the associated Conditional Use Permit and Hillside Development Permit extensions, if the Planning Commission acts to approve the tentative map extension requests. The project remains consistent with the City's General Plan, Zoning Code, Tree Removal Ordinance and Subdivision Ordinance. The CEQA document adopted for the project in June 2008 remains valid and no substantial changes have occurred which would warrant further CEQA review.

Therefore, staff recommends approval of both one-year time extensions for the tentative map, thereby establishing a new tentative map expiration date of June 12, 2023.

BACKGROUND

1. Project Description

The project includes two separate one-year time extension requests for a Tentative Map, to subdivide three parcels totaling 4.82 acres into 39 residential lots, which would accommodate 27 single-family dwelling units and 12 attached units (6 duets). If approved by the Planning Commission, the tentative subdivision map extensions would also allow the Director of the Planning and Economic Development Department to act separately upon extension applications for the related Small Lot Subdivision Conditional Use Permit and the Hillside Development Permit.

The detached single-family homes are two stories in height and range from 1,530 square feet to 2,428 square feet. Two of the duet buildings front Kawana Springs Road and the other four duet buildings are sited across from one another on Raphael Street. The duet units are two stories in height and have 1,509 square feet of living space per dwelling unit.

This original proposal required a hillside development permit for the subdivision and the construction of houses on the individual lots. There are four lots within the subdivision that are subject to Hillside Development Standards. The proposed subdivision design and individual homes continue to comply with the Hillside Development Standards with respect to setbacks and stepped design.

Small lot subdivision design standards for the project continue to meet the minimum requirements for lot size, setbacks, building height and two-story unit designs, lot coverage and private open space.

As previously approved, the project will also install a culvert for an existing man-made swale along the south side of the project site. The applicant will mitigate this wetland impact through the purchase of mitigation credits. As also previously approved, the site contained a total of 69 trees, although the majority of the trees will be removed because of their location within proposed building pads or future streets. The most significant trees on the property are the trees which cover the hillside area (knoll) at the southern edge of the property. There are 14 trees, including Live Oaks, Valley Oaks, Eucalyptus and Black Walnut trees, which are all shown and approved to be preserved. The trees to be removed will be mitigated with the installation of trees as depicted on the preliminary landscape plan and pursuant to the City's Tree Ordinance.

2. Surrounding Zoning and General Plan Land Uses

North: PD96-001-C (Multi-Family Residential)

South: PD96-001-F (Single-Family and Multi-Family Residential)

East: R-1-6/R-1-15 (Single-Family and Multi-Family Residential)

West: PD96-001-F (Single Family Residential)

To the north of the site is an apartment complex. To the east of the site is a single-family residence. The parcel to the south of the site is undeveloped, and the parcels to the east have recently been developed with condominiums (Residences at Taylor Mountain).

3. Existing Land Use – Project Site

The 4.82-acre site is located south of Kawana Village Road and east of Franz Kafka Avenue. The project site consists of three parcels and each parcel currently contains a single-family dwelling. The site Zoning is R-1-6 (Single Family Residential) and the General Plan Land Use is Medium-Low Density Residential. Topography of the site is flat at the northern and middle parcels, while the southern parcel contains a slightly sloped hill with grades of 10% or more.

4. Project History

A Neighborhood meeting was held for the project on February 1, 2005.

This subdivision is located within a prior annexation area that was approved by the Planning Commission on May 24, 2007, and by the City Council on July 10, 2007. The property was pre-zoned to R-1-6 prior to annexation.

The Development Advisory Committee (DAC) review for the project was held on March 20, 2008.

The Mitigated Negative Declaration for the project was posted on April 8, 2008. On June 12, 2008, the Planning Commission approved the Mitigated Negative Declaration, a Tentative Map, a Conditional Use Permit for a Small Lot Subdivision, and a Hillside Development Permit for both the subdivision and the four proposed homes within the hillside area.

Beginning in 2008, the California Legislature passed a series of bills that extended the expiration date of the Tentative Map and associated entitlements to June 12, 2017.

On January 25, 2018, the Planning Commission approved the first of four discretionary extensions allowed under the City's Subdivision Ordinance, resulting in a new Tentative Map expiration date of June 12, 2018.

Another one-year time extension application was submitted on April 15, 2018, to extend the Tentative Map, Conditional Use Permit and Hillside Development Permit expiration date to June 12, 2019, which is the subject of this report (EXT18-0031). If approved as the second of four one-year time extension requests permitted by the Subdivision Ordinance, the Tentative Map would have a new expiration date of June 12, 2019.

On January 8, 2019, the City Council approved ORD-2019-001, which grants an

automatic one-year extension of time for all Tentative Maps and associated entitlements to support development following the Tubbs and Nuns fires of October 2017. Thus, if EXT18-0031 is approved, the new expiration date of Kawana Village would be June 12, 2020.

City Council Ordinance 2020-02 adopted on February 25, 2020, automatically would add another one-year extension to the expiration date of the Tentative Map and associated entitlements, in support of development following the Tubbs and Nuns Fire of October 2017; the new expiration date of Kawana Village would be June 12, 2020.

Further, on September 29, 2020, Assembly Bill 1561 became effective and automatically extended by two years the expiration of all housing development entitlements issued and in effect prior to March 4, 2020. Thus, if EXT18-0031 is approved, the new expiration date for Kawana Village would be June 12, 2022.

Finally, the second one-year time extension request submitted for Kawana Village (EXT22-0005) would extend the expiration date from June 12, 2022, to June 12, 2023, if approved by the Planning Commission.

PRIOR CITY COUNCIL REVIEW

The annexation area within which this subdivision is located was approved by the Planning Commission on May 24, 2007, and by the City Council on July 10, 2007, rezoning this property to R-1-6.

ANALYSIS

1. General Plan

The General Plan designation for the site is Medium Low Density Residential, which allows a density of 8.0 to 13.0 units per acre. The approved project proposes a minimum of 8.5 units per acre, consistent with the permitted density. During the Planning Commission Public Hearing on June 12, 2008, the Planning Commission determined that the Tentative Map and associated Small Lot Conditional Use Permit were consistent with the Goals and Policies of the General Plan. The approved project implements the following General Plan Goals and Policies:

H-A Meet the housing needs of all Santa Rosa residents.

H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when compatible with existing neighborhoods. Development of existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods.

The site is located within the R-1-6 (Single-Family Residential) zoning district. The R-1-6 zoning district is intended primarily for detached single-family uses and residential accessory structures. The approved project is consistent with the applicable development standards of the R-1-6 zoning district, including building height, lot coverage and parking. However, parking warrants additional analysis.

Each new detached single-family dwelling (SFD) unit requires a minimum number of 4 spaces, of which 1 parking space must be on-site and covered. Each new duplex unit (attached unit) requires a minimum of 1 covered parking space on-site and 1.5 parking spaces for visitors (which may be on-site or along the adjacent street). The project would require a total of 138 parking spaces on and off street (108 parking spaces for the detached SFD units and 30 parking spaces for the attached SFD units).

As proposed, each attached SFD unit currently provide 3 parking spaces on-site, which is a total of 81 on-site parking spaces throughout the project. Also as proposed, each attached SFD units provides 2 on-site parking spaces, a total of 24 on-site parking spaces. Altogether, a total of 105 on-site parking spaces are provided. The project proposes a total of 27 parking spaces on-street, which is still shy of the 33 on-street parking spaces required to meet the minimum parking required.

Therefore, as currently shown on the Tentative Map Exhibit, 132 parking spaces are provided on-site while the project would require a total of 138 parking spaces. Staff is proposing a new condition of approval that will require the applicant to meet the Zoning Code requirements for the design of the driveways to provide 4 on-site parking spaces (normally this would be an 18-foot wide driveway with a depth of 19-feet measured from behind the back of sidewalk or property line, whichever is greater). With the recommended condition the project would provide a total of 159 parking spaces (on and off-site) and would be consistent with the development standards of the City's Zoning Code.

2. Design Guidelines

The Planning Commission determined the project was consistent with several of the Single-Family Residential Design Guidelines during the review and approval of the Small Lot Conditional Use Permit. The design of the units has not changed.

3. Neighborhood Comments

At the time of this writing, City staff has not received any comments regarding the Time Extension requests.

4. Public Improvements/On-Site Improvements

The approved project includes improvements to Kawana Terrace with curb, gutter, and sidewalk along the entire project frontage.

New interior streets include Street "A" and Rafael Street, each bisecting the property. Each of these new streets which will be improved with curb, gutter, and sidewalks along the right-of-way. The width of Street "A" is less than 36-feet wide measured curb to curb and would not allow parking on both sides of the street; Raphael Street is 36-feet wide measured inside the curb lines and would allow parking on both sides of the street. On-street parking within the project is demonstrated in the attached parking exhibit provided by the project engineer. There will be 27 parking spaces provided on-street, including parking along one side of Street "A." As conditioned for on-site parking, this will more than ensure the minimum required parking is provided within the project boundaries.

FISCAL IMPACT

Approval of this action does not have a direct fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the Kawana Village project and circulated for a 30-day public review period from April 8, 2008, to May 8, 2008. The MND was adopted by the Planning Commission on June 12, 2008.

Per Section 15162 of the CEQA Guidelines, further environmental review is not required when a Negative Declaration has been adopted for a project if the scope of the project remains unchanged and is consistent with the analysis of the environmental document. No substantive changes to the project are proposed in connection with this time extension; there are no new circumstances surrounding project; and there is no new information of substantial importance; therefore, further environmental review is not required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On June 12, 2008, the Planning Commission approved a Residential Small Lot Subdivision Conditional Use Permit, two Hillside Development Permits, and a Tentative Map.

On January 25, 2018, the Planning Commission approved a 1-year time extension for the tentative map. The Director subsequently approved the Residential Small Lot Subdivision Conditional Use Permit and the Hillside Development Permit.

If the Planning Commission approves both requested time extensions for the Kawana Village Tentative Map, the Director of Planning and Economic Development would act upon similar extensions for the Small Lot Subdivision Conditional Use Permit and Hillside Development Permit.

NOTIFICATION

The project was noticed as a public hearing pursuant to 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

With all parking issues discussed and resolved above, staff has no further identified issues with the two (2) separate one-year time extension requests.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Approved Tentative Map dated June 2008
Attachment 4 – Approved Initial Study and Mitigated Negative Declaration dated March 20, 2008
Attachment 5 – DAC REPORT dated March 20, 2008
Attachment 6 – Adopted Resolutions of June 12, 2008
Attachment 7 – Adopted Resolution of January 25, 2018
Attachment 8 – On and Off Street Parking Exhibit

Resolution and Exhibit A EXT18-0031

Resolution and Exhibit A EXT22-0005

CONTACT

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