

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: GROVE VILLAGE SUBDIVISION - REZONING FOUR PARCELS
FROM RR-40 TO R-1-6 FOR GENERAL PLAN CONSISTENCY -
ASSESSORS PARCEL NOS. 134-042-017 (2882 STONY POINT
ROAD), 134-042-042, 134-042-043 AND 134-042-048 (2894
STONY POINT ROAD) - FILE NO. MJP15-001

AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that Council introduce an Ordinance to rezone Assessor's Parcel Nos. 134-042-017, 134-042-042, 134-042-043 and 134-042-048 to the R-1-6 (Single Family Residential) District consistent with the General Plan.

EXECUTIVE SUMMARY

The request to rezone four parcels from the RR-40 (Rural Residential) District to the R-1-6 (Single-family Residential) District is the final action for a 136-lot residential subdivision. The project also included a Mitigated Negative Declaration (MND), a Conditional Use Permit (CUP) and a Tentative Map, all of which have been approved by the Planning Commission (Commission) contingent upon the subject rezoning. Granting the request will bring these four parcels into alignment with the General Plan land use designation of Low Density Residential (2-8 units per acre) and allow the development of the Grove Village Subdivision.

BACKGROUND

February 26, 2014 – A Neighborhood meeting was held. Details of the meeting are discussed in Section 8 of this report.

January 13, 2015 – The original project applications, for a 115-unit small lot subdivision, were submitted.

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November 17, 2015 – In response to the Issues Letter dated March 13, 2015, a revised set of plans (second submittal) was received. The revised plans increased the unit count to 137 homes and included 20 second dwelling units.

April 5, 2016 – A revised set of plans (third submittal) was received addressing new issues raised as a result of substantial plan changes. The unit count was decreased to 136 homes and the number of second dwelling units increased to 21.

August 22, 2016 – An Initial Study/Mitigated Negative Declaration was circulated for 30-day public comment period.

September 22, 2016 – The Planning Commission held a public hearing at which point the Commission adopted the Grove Village Mitigated Negative Declaration (MND), and approved the Conditional Use Permit (CUP) and Tentative Map for the Grove Village subdivision.

1. Project Description

Grove Village is a proposal to subdivide an 18.56-acre area into a 136-unit residential subdivision. The project proposes to construct 136 energy-efficient, detached, single-family residences, 21 of which will include second dwelling units. The project involves a Mitigated Negative Declaration (MND); a request to rezone four of the five parcels from the RR-40 (Rural Residential) District to the R-1-6 (Single-family Residential) District; a Conditional Use Permit (CUP) for a small lot subdivision; and a Tentative Map. All entitlements have been acted upon except the request to rezone.

2. Surrounding Land Uses

North: Medium-Low Density Residential (8-13 units per acre) – Currently developed with detached single family residential structures.

South: Low Density Residential (2-8 units per acre) and Low Density Residential/Open Space (2-8 units per acre) – Currently developed with single family dwellings in a rural setting.

East: Public Institutional – Currently developed with Elsie Allen High School.

West: Low Density Residential/Open Space (2-8 units per acre) – Unincorporated Sonoma County, currently developed with large lot residential.

3. Existing Land Use – Project Site

Three of the five subject parcels are currently undeveloped. The other two include residential structures and various small outbuildings. Vegetation consists of a variety of trees concentrated mostly in the middle of the site, and shrubs and grasses scattered throughout.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Low Density Residential/Open Space which allows 2-8 units per acre. The following General Plan goals and policies are applicable to the Rezoning:

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

H-C-12 Promote the development of second units.

The approved Grove Village project proposes development at a density of 7.4 units per acre. The subdivision will offer 136 energy-efficient, single-family dwellings, 21 of which will have second dwelling units. Standard features include solar panels, efficient appliances, low water use fixtures, and low water use landscapes in the front yard designed to meet the requirements of the City's Water Efficient Landscape Ordinance.

2. Roseland Area/Sebastopol Road Specific Plan

The development site is located in the southwest corner of the Roseland Area/Sebastopol Road Specific Plan boundary. It implements the following Specific Plan goals and policies relevant to the proposed Rezoning:

R-1 Encourage the development of attractive residential neighborhoods that maintain and enhance the diverse character of the Roseland area.

R-1.1 Include a variety of housing types near workplaces, schools, parks, stores, and amenities.

AH-1.1 Promote inclusion of second dwelling units in new and existing single-family neighborhoods to provide a smaller, more affordable housing option.

Staff response: The 136-parcel subdivision is designed with six floor plans, offering two to four elevations for each. The development plan includes 21 second dwelling units which will provide a smaller, more affordable housing option.

The project site is located along an arterial street within walking distance of a small commercial center and public transportation. It also provides a pedestrian connection to Elsie Allen High School.

3. Zoning

North: PD (Planned Development)

South: R-1-6 (Single-family Residential) and RR-40 (Rural Residential)

East: PI (Public Institutional)

West: Unincorporated Sonoma County

Four of five parcels included in the project area are within the RR-40 (Rural Residential) District which is not consistent with the General Plan land use designation of Low Density Residential/Open Space which allows 2-8 units per acre. The fifth parcel is within the R-1-6 (Single-family Residential) District and is consistent with the existing Low Density Residential/Open Space General Plan land use designation.

4. Housing Allocation Plan

The City's Housing Allocation Plan requires developers of projects of 70 or more units to consider providing allocated units which are physically situated within the development. The applicant did consider that option and, alternatively, has opted to pay the Housing Impact Fee. Effective January 1, 2016, the fee for for-sale units is based on the unit's sales price and is calculated by multiplying the sales price by 2.5%. The fee is paid no later than the close of escrow or one year following the final inspection for the unit, whichever is sooner.

5. Neighborhood Comments

Five neighbors attended a neighborhood meeting on February 6, 2014. Comments were mostly focused on traffic congestion. Other comments addressed pedestrian safety, infrastructure, safety, aesthetics, California Tiger Salamander, and parks/open space.

Staff has received one email from a nearby neighbor expressing concerns about traffic and pedestrian path of travel along Stony Point. Two other neighbors called inquiring about property values.

No comments have been received since the Planning Commission's action.

FISCAL IMPACT

Approval of the Rezoning will not result in any fiscal impact to the General Fund. Once developed, however, the approved Grove Village subdivision will increase housing units and the property's assessed value providing a small increase to property tax revenue.

ENVIRONMENTAL IMPACT

On September 22, 2016, the Planning Commission, by Resolution No. 11789, adopted the MND for the Grove Village subdivision, in compliance with the California Environmental Quality Act (CEQA). There have been no substantial changes in the project, no substantial changes in the circumstances of the project, and no new information of substantial importance to the project. No further environmental review is needed.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On September 22, 2016, the Planning Commission recommended (5-0) the Council

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approve an ordinance to rezone four parcels located at 2894 Stony Point Road from the RR-40 (Rural Residential) District to the R-1-6 (Single-family Residential) District. The requested Rezoning is consistent with the General Plan land use designation for the site which is Residential Low Density.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, a Notice of Public Hearing must be mailed to property owners within 300 feet of the development site. The Notice was mailed to property owners within 400 feet of the development site and published in the Press Democrat, and three on-site public hearing signs were installed.

ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location Map
- Attachment 3 - Mitigated Negative Declaration
- Attachment 4 - Plan Set (Includes Project Summary, Neighborhood Context Map, Site Plan, Elevations, Tentative Map, Landscape Plans, Parking Exhibit, Non-Exclusive Benefit Use Easement Exhibit, Landscape Plans, Elevations & Renderings, Parking Exhibit, Yard Space Exhibit, etc.)
- Attachment 5 - Public Correspondence
- Attachment 6 – Draft Planning Commission Minutes September 22, 2016, and Resolutions 11789-11790
- Ordinance

CONTACT

Susie Murray, City Planner, smurray@srcity.org, 707-543-4348