

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
June 10, 2021

PROJECT TITLE

5494 and 5530 Newanga Ave Final Map
Modification

APPLICANT

Mike Curtis

ADDRESS/LOCATION

5494 and 5530 Newanga Ave

PROPERTY OWNER

Mike and Alice Curtis

ASSESSOR'S PARCEL NUMBER

031-300-034 and 031-300-033

FILE NUMBER

MOD21-001

APPLICATION DATE

April 8, 2021

APPLICATION COMPLETION DATE

April 8, 2021

REQUESTED ENTITLEMENTS

Modification of Final Map

FURTHER ACTIONS REQUIRED

N/A

PROJECT SITE ZONING

Rural Residential (RR-20)

GENERAL PLAN DESIGNATION

Very Low Residential

PROJECT PLANNER

Conor McKay

RECOMMENDATION

Recommend Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION
FROM: CONOR MCKAY, CITY PLANNER
PLANNING & ECONOMIC DEVELOPMENT
SUBJECT: MODIFICATION OF FINAL MAP – 5494 & 5530 NEWANGA

AGENDA ACTION: Resolution

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the modification of the Summerfield Hills Subdivision No. 8 Final Map dated September 1, 1981, to achieve consistency with the Rural Residential (RR-20) front setback of 20' for primary and accessory structures.

EXECUTIVE SUMMARY

The 5494 and 5530 Newanga Avenue Final Map Modification is a proposed project that includes the modification of the Summerfield Hills Subdivision No. 8 Final Map, dated September 1, 1981. This modification would change the existing 40' front setback established by the Final Map to be consistent with the 20' front setback established by the subject properties' zoning district of Rural Residential (RR-20).

BACKGROUND

The 5494 and 5530 Newanga Avenue Final Map Modification project application has been submitted in accordance with the following policies and regulations of the City of Santa Rosa:

- [City Code Chapter 19-40](#) Corrections, Amendments or Modifications

1. Project Description

The project requests a Modification of Final Map in order to change the existing 40' front setback established by the Summerfield Hills Subdivision No. 8 Final Map to 20 feet, which is consistent with the front setback established by the subject properties' zoning district of Rural Residential (RR-20). This modification would affect two properties, located at 5494 Newanga Avenue and 5530 Newanga Avenue.

2. Surrounding Land Uses

North	Spring Lake County Park
South	Low Density Residential
East	Very Low Density Residential
West	Very Low Density Residential

The project site is located in a rural residential area with low-density rural residential uses and low-density residential uses in the surrounding area.

3. Existing Land Use – Project Site

The subject properties are developed as single-family residential uses.

4. Project History

April 8, 2021	Project application submitted
April 30, 2021	Notice of Application sent
May 28, 2021	Planning Commission public hearing was noticed

PRIOR CITY COUNCIL REVIEW – N/A

ANALYSIS

1. General Plan

The project site is designated as Very Low Density Residential. This designation accommodates rural and hillside developments and provides areas for single family detached units. The proposed project site is not subject to a specific plan. The proposed project would not inhibit implementation of the General Plan.

2. Zoning

The project site is located within the Rural Residential (RR-20) zoning district, which is the implementing zoning district for the Very Low-Density Residential Land Use Designation. The development standards for the RR-20 zoning district

include a 20' front setback for primary and accessory structures. The project proposes to modify the front setback of 40 feet established by the Final Map to achieve consistency with the RR-20 zoning district front setback of 20 feet. This modification would also achieve consistency with the adjacent parcels along Newanga Avenue, which are subject to 20-foot front setbacks.

3. Design Guidelines

N/A

4. Neighborhood Comments

A Notice of Application and Notice of Public Hearing have been distributed to neighbors and property owners within 600 feet of the project site. One comment was submitted by a neighbor who expressed opposition to the reduction of the setback due to concerns of aesthetic impacts to the entrance of Spring Lake park posed by potential development of structures at a 20' front setback.

5. Public Improvements/On-Site Improvements

No public or on-site improvements are proposed or required.

6. Required Findings

Tentative Map Required Findings

In granting this Modification of Final Map, the Planning Commission must first make all of the following required findings set forth in Section 20-52.050 (Conditional Use Permits). Each finding is accompanied by a staff response.

1. The proposed map is consistent with the general plan and any applicable specific plans.

The proposed modification would not affect General Plan consistency. The existing residential land use is consistent with the General Plan, and the modification would not change this land use.

2. The proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.

The proposed modification would not affect the development's consumption of fiscal and environmental resources of the City. The proposed modification would provide greater development potential while achieving consistency with the Zoning Code.

- 3. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision; and**

The proposed modification does not affect the site's ability to provide opportunities for passive or natural heating or cooling.

- 4. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.**

The proposed modification would not affect the site's sewer discharge. Future additional development of the site would be required to comply with all discharge requirements prescribed by the California Regional Water Quality Control Board.

FISCAL IMPACT

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

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), this project qualifies for a Class 5 exemption under CEQA Section 15305 for "Minor Alterations in Land Use limitations" due to the project's nature as a modification to a setback established by a Final Map. No exceptions to the exemption listed under CEQA Section 15300 apply to the project.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

The project was noticed as a public hearing per 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 and occupants, 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. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 Disclosure Form
Attachment 2 Location Map
Attachment 3 Site Plan
Attachment 4 Public Correspondence
Resolution 1 Modification of Final Map
Exhibit A Certificate of Modification

CONTACT

Conor McKay, City Planner
Ctmckay@srcity.org / 707.543.4351