

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**NOVEMBER 16, 2022**

**PROJECT TITLE**

Stonebridge Subdivision

**ADDRESS/LOCATION**

2220 Fulton Road

**ASSESSOR'S PARCEL NUMBER**

034-030-070

**APPLICATION DATES**

December 29, 2021

**REQUESTED ENTITLEMENTS**

Conditional Use Permit and Tentative  
Subdivision Map

**PROJECT SITE ZONING**

PD 04-007

**PROJECT PLANNER**

Susie Murray

**APPLICANT**

Peter Hellmann, Paramount Homes

**PROPERTY OWNER**

Woodside Holdings

**FILE NUMBERS**

PRJ22-022 (CUP21-104 & MAJ21-006)

**APPLICATION COMPLETION DATES**

December 29, 2021

**FURTHER ACTIONS REQUIRED**

Design Review

**GENERAL PLAN DESIGNATION**

Low Density Residential

**RECOMMENDATION**

Approval

For Planning Commission Meeting of: November 16, 2022

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING  
COMMISSION  
FROM: SUSIE MURRAY, SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: STONEBRIDGE SUBDIVISION – MAP MODIFICATION

AGENDA ACTION: THREE RESOLUTIONS

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by three resolutions: 1) adopt an Addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration (IS/MND); 2) approve a new Conditional Use Permit for the proposed small lot subdivision; and 3) approve a new Tentative Map for the Stonebridge Subdivision allowing the development of 108 residential lots, Parcel A, B and D designated for landscaping, and Parcel D for the Stonebridge Preserve, to be located at 2220 Fulton Road, Assessor's Parcel Number 034-030-070.

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BACKGROUND

1. Project Description

On May 27, 2021, the Planning Commission approved the Stonebridge Subdivision at 2220 Fulton Road. The map established 105 residential lots and Parcel A for storm water treatment, Parcel B for landscaping, and Parcel C as the Stonebridge Preserve. Since project approval, the Regional Water Quality Control Board (Water Board) has revised its acceptable best management practices (BMPs) and is now favoring storm water treatment on individual lots rather than designating a specified area for multiple parcels. As such, the applicant is proposing a new Stonebridge Subdivision Tentative Map for 108 residential lots, Parcels A, B and C for landscaping, and Parcel D for the Stonebridge Preserve.

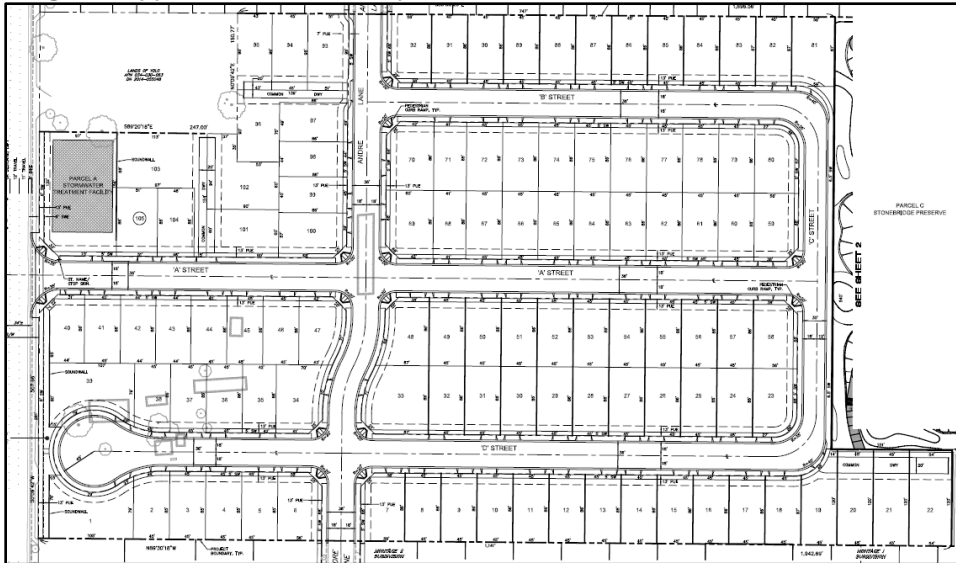
Approval of the new project design, including an addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, a

## STONEBRIDGE SUBDIVISION – MAP MODIFICATION

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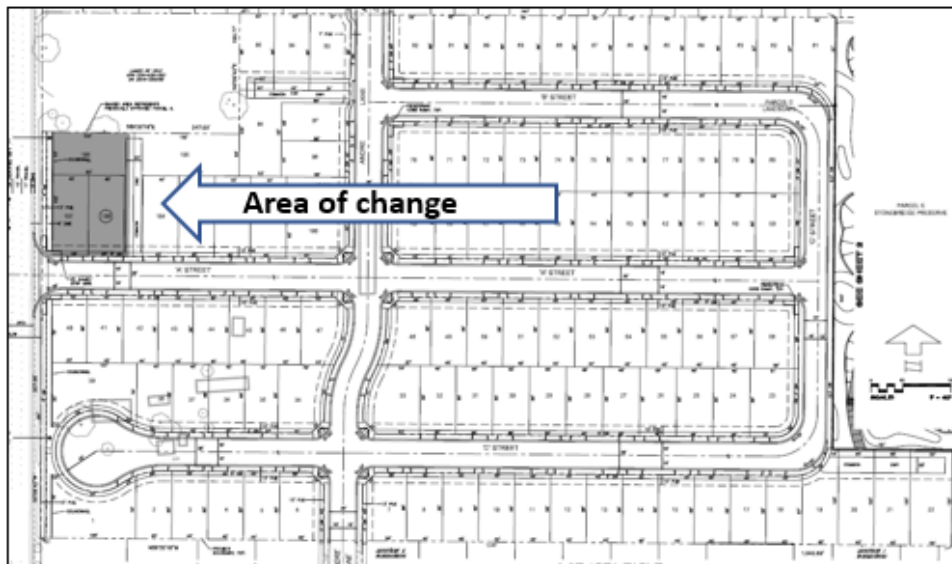
new Conditional Use Permit for a small lot subdivision, and new Tentative Map accommodating 108 residential lots will supersede the previous approval, File Number PRJ19-049, and Planning Commission Resolutions 12056 (CUP) and 12057 (Tentative Map), effectively voiding the previous project. The request to revise the approved tentative map was deemed an application for a new tentative map and is being processed in conformance with the requirements of the regulations in effect at the time the new map was filed. The approval or conditional approval of any revised tentative map shall void all prior approved tentative maps.

*Image 1 - Approved Tentative Map*



Source: Planning Commission Meeting of May 27, 2021

*Image 2 – Proposed Tentative Map*



Source: Plans submitted by applicant

All changes occur in the northwest corner of the project site. There are no changes proposed to Lots 1-92 or the preserve.

The Planning Commission is being asked to take three actions:

- Adopt an Addendum to the previously approved Stonebridge Initial Study/Mitigated Negative Declaration, which analyzed the delta between the previously approved 105 residential small lot subdivision and the proposed 108 residential small lot subdivision.
- Approve a new Conditional Use Permit (CUP) for a 108-lot residential subdivision.
- Approve a new Tentative Map for the Stonebridge Subdivision, allowing 108 residential lots, Parcels A, B and D designated for landscaping, and Parcel C for the Stonebridge Preserve.

Note that staff's analysis focused on the area of change. For a complete analysis of the Stonebridge Subdivision, please refer the attached staff report, meeting minutes and approve Planning Commission Resolutions 12055 through 12057, dated May 27, 2021.

2. Surrounding Land Uses, Zoning and current development for surrounding areas

North: Low Density Residential (2-8 units per acre); PD04-004 (residential planned development); currently constructed with small lot single-family residential development and open space with wetlands.

South: Medium Low Density Residential (8-13 units per acre) and Low Density Residential; PD04-006 (residential planned development) and R-1-6 (single-family residential); currently constructed with small lot residential development, predominantly single-family.

East: Low Density Residential; R-1-6; two parcels of which one parcel is underdeveloped with one single family residence and associated out buildings, and the other is vacant.

West: Stony Point Road, the City Limit, and the Urban Growth Boundary; currently developed with low density residential uses.

3. Existing Land Use – Project Site

The previous approval addressed the entire 28.6-acre site, which consists mostly of undeveloped land with one existing single-family home and accessory outbuildings on the southwest corner of the site. The proposed change only impacts the northwest corner of the project site. This area was designated as

Parcel A on the approved Tentative Map, which was intended to address stormwater management. The plans have changed, stormwater management is now addressed on each parcel, now allowing three more residential lots.

4. Project History

On May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, which included the adoption of an Initial Study/Mitigated Negative Declaration, and approval of a CUP for a small lot subdivision and a Tentative Map to subdivide at 28.6-acre property into 105 residential lots and three lettered parcels.

On December 29, 2021, Planning and Economic Development received an application package proposing a new Stonebridge Subdivision Tentative Map.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Low Density Residential which is intended primarily for single-family residential development, although other uses are permitted, and allows residential development at a density of 2-8 units per acre. The original project, which designated approximately half of the land and a preserve, was approved at a density of 3.67 units per acre. The increase to 108 residential lots represents a density of 3.77 unit per acre, which is within the allowable density.

2. Other Applicable Plans

Not applicable.

3. City Code

City Code [Section 19-24.080](#) provides the following required findings for Tentative Maps:

- That the proposed map is consistent with the general plan and any applicable specific plans as specified in [Government Code](#) Sections 65451 and 66474.5;
- That 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;
- 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

- 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. (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987).

Staff's analysis has concluded that all finding can be made.

4. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City. The project site is within a residential planned development zoning district, which is consistent with the General Plan land use designation.

Pursuant to Zoning Code Section 20-54.060, the proposed map, effectively adding three more residential parcels, must return to the Planning Commission for consideration.

Pursuant to Zoning Code Section 20-52.050, the following findings must be met before the Planning Commission can approve a Conditional Use Permit for a small lot subdivision:

- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code.
- The proposed use is consistent with the General Plan and any applicable specific plan.
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- 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.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

As shown on the draft resolutions provided, staff's analysis has concluded that all required finding can be met.

5. Design Guidelines

The project proposes six duet (attached) units, which require Minor Design Review. An application is currently under review.

6. Public Comments

No new public comments have been received as of the date this staff report was written. Comments received for the original project are attached, titled Public Comments (original project).

7. Public Improvements

Fulton Road will be improved as a Boulevard along the entire project frontage, with a bike lane, a median, an 8-foot planter strip, and a 6-foot sidewalk. The project will also install a complete circulation system throughout its residentially developed area. A comprehensive list of improvements can be found in the attached Development Advisory Committee (DAC) Report, dated October 25, 2022.

FISCAL IMPACT

Approval of the Project will not have an impact on the General Fund.

ENVIRONMENTAL IMPACT

The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2022, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. A Notice of Determination (NOD) was filed with Sonoma County and no legal challenges to the adequacy of the Final IS/MND were received. An Addendum to the IS/MND (Addendum), prepared by Buchalter, PC, dated October 2022, was drafted for the project revisions in accordance with CEQA Guidelines Section 15162 and 15164. The Addendum, which analyzes the environmental impacts of three additional residential lots concludes that “the Amended Project would be part of the [Stonebridge] subdivision development and would be required to comply with all the regulations, standards, and mitigation measures required of that development. Thus, the Amended Project would not result in any new substantial adverse effects” on the environment.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

## PUBLIC NOTIFICATION

The project was noticed as a public hearing pursuant the requirements of Chapter 20-66 of the Zoning Code. Notification of this public hearing was provided by posting an onsite sign, publishing notice in Press Democrat, providing a mailed notice to surrounding property owners and occupants within 600 feet of the project site, sending an electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and posting a bulletin board notices 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

No new issues were identified as a result of project revisions. There are no unresolved issues.

## ATTACHMENTS

- Attachment 1: Disclosure Form
  - Attachment 2: Location and Neighborhood Context Map
  - Attachment 3: Project Narrative, provided by applicant, date-stamped received on December 27, 2021
  - Attachment 4: Amended Map, prepared by Civil Design Consultants, date-stamped received on October 25, 2021
  - Attachment 5: Approved Map, prepared by Civil Design Consultants, date-stamped received on October 14, 2020
  - Attachment 6: Proposed Architecture, prepared by Hunt Hale Jones Architects, dated December 18, 2019,
  - Attachment 7: Addendum to the adopted Initial Study/Mitigated Negative Declaration, prepared by Buchalter, PC, dated October 2022
  - Attachment 8a: Adopted IS/MND, prepared by FirstCarbon Solutions (FCS), dated May 29, 2020
  - Attachment 8b: Response to IS/MND Comments, prepared by FCS, dated April 20, 2021
  - Attachment 9: Policy Statement for PD 04-007
  - Attachment 10: May 27, 2021, Staff Report and Meeting Minutes
  - Attachment 11: Planning Commission Resolution 12055 (IS/MND), dated May 27, 2021
  - Attachment 12: Planning Commission Resolution 12056 (CUP), dated May 27, 2021
  - Attachment 13: Planning Commission Resolution 12056 (Tentative Map), dated May 27, 2021
  - Attachment 14: Public Comments (original project)
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- Resolution 1: Addendum to previously adopted Stonebridge Subdivision IS/MND
  - Resolution 2: Conditional Use Permit

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Resolution 3: Tentative Map with Development Advisory Report, dated October 25, 2022

### CONTACT

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