

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
MAY 9, 2019

PROJECT TITLE

Grove Village Time Extension

APPLICANT

Mike White, on behalf of City Ventures

ADDRESS/LOCATION

2872, 2894 Stony Point Road and three parcels with no street address assigned

PROPERTY OWNER

Santa Rosa 5, Inv LLC

ASSESSOR'S PARCEL NUMBER

134-042-011, -017, -042, -043, and -048

FILE NUMBER

PRJ18-032

APPLICATION DATE

May 16, 2018

APPLICATION COMPLETION DATE

May 16, 2018

REQUESTED ENTITLEMENTS

Tentative Map Time Extension

FURTHER ACTIONS REQUIRED

Conditional Use Permit Time Extension

PROJECT SITE ZONING

R-1-6 (Single-family Residential)

GENERAL PLAN DESIGNATION

Low Density Residential/Open Space

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Approval

Agenda Item # 9.1
For Planning Commission Meeting of: May 9, 2019

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION

FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: GROVE VILLAGE TIME EXTENSION

AGENDA ACTION: RESOLUTION

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 Grove Village Tentative Map to subdivide five parcels, an approximately 18.56-acre area, into 136 single-family lots, common parcels with associated improvements.

EXECUTIVE SUMMARY

The project before the Commission is the second of five potential one-year discretionary extensions for the Grove Village Tentative Map. Approval of the requested time extension would allow the applicant until September 22, 2020, to record the Final Map.

BACKGROUND

1. Project Description

The Grove Village project involves the subdivision of five parcels located at Assessor's Parcel Nos 134-042-043 (no street number), 134-042-017 (no street number), 134-042-011 (2872 Stony Point Road), 134-042-042 (no street number) and 134-042-048 (2894 Stony Point Road). The currently under developed 18.56-acre site subdivided into 136 residential lots ranging in size from 2,300 to 9,900 square feet (average lot size 3,800), and constructed with 136 detached residential units, 21 of which will include accessory dwelling units (ADU). The project also includes a Conditional Use Permit (CUP) for a small lot subdivision, which allows small lot sized and reduced setbacks.

The approval of the Time Extension would extend the deadline to file the Final Map until September 22, 2020. A Time Extension of the CUP is also requested, which requires a Director-level approval. Should the Planning Commission grant the extension of time for the Tentative Map, the Director will consider a similar extension of time for the CUP.

2. Project Timeline

The applicant is in the final stages of Improvement Plan review. The applicant is actively pursuing Final Map recordation and intends to begin construction in Spring 2020.

3. Surrounding Land Uses

North: Medium-Low Density Residential (8-13 units per acre); currently developed with a small lot subdivision

South: Low Density Residential (2-8 units per acre); currently developed with large lot single family residential uses

East: Public Institutional; currently developed with Elsie Allen High School

West: Low Density Residential/Open Space (2-8 units per acre); currently developed with large lot single family residential uses

4. Existing Land Use – Project Site

Three of the five subject parcels are currently undeveloped. The other two include residential structures and various small outbuildings.

5. Project History

On September 22, 2016, the Planning Commission approved the Grove Village subdivision project, which included a Mitigated Negative Declaration, a recommendation that Council rezone to the R-1-6 (Single-family Residential) zoning district for General Plan consistency, a Tentative Map to subdivide the 18.56-acre area into 136 single-family lots and common parcels, and a CUP for a small lot subdivision for the construction of 136 single family dwellings, of which 21 will include ADUs. The project was approved for a period of two years.

On November 29, 2016, the Council adopted Ordinance No. 4077 rezoning the subject site into the R-1-6 zoning district.

On January 8, 2019, the Council adopted Ordinance No. ORD-2019-001 granting a one-time automatic 12-month time extension to Tentative Maps and associated entitlements that had not expired as of October 9, 2017. This measure was not intended to extend the overall life of the map, but to keep approved projects active after the Tubbs and Nuns Fires of October 2017, to meet housing needs.

This measure effectively granted the first of five City-approved time extensions and extended the Project expiration date to September 22, 2019.

On May 16, 2018, applications for the second of five City-approved time extensions were submitted to Planning and Economic Development.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

When the Project was approved, the General Plan land use designation for the site was Low Density Residential/Open Space, which allows residential development at a density of 2-8 units per acre. There has been no change in the land use designation. The approved project will provide housing at a density of 7.3 units per acre, which is consistent with the General Plan. Only primary dwelling units are considered in the density calculation; the addition of ADUs does not change the density.

2. Roseland Area/Sebastopol Road Specific Plan

The Project is located within the [Roseland Area/Sebastopol Road Specific Plan](#) (Specific Plan) area, which was adopted after the Grove Village subdivision was approved. In addition to providing much needed housing, the Project implements the following Specific Plan goals.

RESIDENTIAL LAND USE

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

AFFORDABLE HOUSING AND ANTI-DISPLACEMENT

AH-1 Provide a variety of housing types and densities to support a diverse population.

ROADWAY NETWORK

RN-1 Improve connectivity and traffic flow.

PEDESTRIAN AND BICYCLE NETWORK

PBN-1 Establish a complete network of paths for pedestrians and bicyclists to conveniently navigate through the plan area and beyond.

PBN-4 Ensure safe routes to school.

3. Zoning

The approved Project rezoned the property from the RR-40 (Rural Residential) to the R-1-6 (Single-family Residential) zoning district, which is consistent with the General Plan land use designation.

Surrounding Zoning Districts:

North: PD (Planned Development)

South: R-1-6 (Single-family Residential)

East: PI (Public Institutional)

West: Unincorporated Sonoma County

Pursuant to City Code Section 20.54.050(A)(2), all approved project entitlements, shall remain effective concurrent with the period of time the Tentative Map is in effect. If an extension of time is requested for the Tentative Map, a similar extension of time for all associated entitlements is required. Should the Planning Commission grant the extension of time, a similar extension of time will be granted for the CUP.

4. Neighborhood Comments

As of the time of this writing, no comments have been received in relation to the proposed Time Extension.

5. Public Improvements/On-Site Improvements

The following list summarizes Project improvements both on and off site:

- Stony Point Road shall be improved to Parkway standards along the project frontage.
- The subdivision street network improvements include constructing "A" Circle to Avenue standard; extending Liscum Street to the southern boundary of the development and constructing it to Boulevard standard; and constructing "B" and "C" Streets to Minor Street standard. (See Project Plans – Tentative Map for street designations.)
- A sound-wall with landscaping will be installed along the project frontage.

- Decorative street lighting will be installed along all subdivision streets. Lights will also be installed along Stony Point Road.

A comprehensive list of required improvements is included within Planning Commission Resolution No. 11792, attached to this report.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared for the Project, which resulted in a Mitigated Negative Declaration, that was adopted by the Commission on September 22, 2016 (Resolution No. 11789). CEQA Guidelines section 15162 provides that no additional review is required where a negative declaration has been adopted for a project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration.

No changes in the project are proposed in connection with this time extension; there have been no changes in circumstances resulting in new or more severe impacts; and there is no new information indicating that the project will have one or more significant effects not discussed in the previous negative declaration. Therefore, further environmental review is not required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

This one-year extension request has not been reviewed by any additional review authorities.

NOTIFICATION

No public noticing is required for items on the Consent agenda.

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Resolution 11789 with MND

GROVE VILLAGE TIME EXTENSION
PAGE 7 OF 7

- Attachment 5: Mitigation Monitoring & Reporting Program
- Attachment 6: Resolutions 11790 -11792
- Attachment 7: Approved Project Plans
- Attachment 8: Approved Tentative Map
- Attachment 9: Council Ordinance No. 4077

Resolution - Time Extension Grove Village
Exhibit A - Map Extension

CONTACT

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