

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE

May 27, 2021

PROJECT TITLE

Lyric Lane Subdivision

ADDRESS/LOCATION

2210 Brush Creek Rd

ASSESSOR'S PARCEL NUMBER

182-050-004

APPLICATION DATE

May 28, 2020

REQUESTED ENTITLEMENTS

Annexation

General Plan Amendment

Rezoning

Tentative Map

PROJECT SITE ZONING

Current – N/A

Proposed – R-1-6 (Single-Family)

PROJECT PLANNER

Kristinae Toomians

APPLICANT

Nils Welin

PROPERTY OWNER

Nils Welin & Klas Berghede

FILE NUMBER

PRJ20-008

FURTHER ACTIONS REQUIRED

Annexation

General Plan Amendment

Rezoning

Tentative Map

GENERAL PLAN DESIGNATION

Very Low Residential

RECOMMENDATION

Provide comments

For Waterways Advisory Committee Meeting of: May 27, 2021

CITY OF SANTA ROSA
WATERWAYS ADVISORY COMMITTEE

TO: CHAIR RABINOWITSH AND COMMITTEE MEMBERS
FROM: KRISTINAE TOOMIANS, SENOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: LYRIC LANE SUBDIVISION
AGENDA ACTION: PROVIDE COMMENTS

RECOMMENDATION

The Planning and Economic Development Department requests that the Waterways Advisory Committee advise the City Council as to whether the proposed Lyric Lane Subdivision project is consistent with the applicable Citywide Creek Master Plan, General Plan goals and policies, and Design Guidelines for development near waterways.

SUMMARY

Project applications include a General Plan Amendment from Very Low Residential to Low Residential, a pre-zoning to R-1-6 (Single-Family Residential), and a proposed tentative map dividing the parcel into 4 lots and a remainder, located at 2210 Brush Creek Rd.

ANALYSIS

1. General Plan & Citywide Creek Master Plan

The project site is adjacent to, "Rincon Creek Reach 1: Urban Growth Boundary to Brush Creek," in the Citywide Creek Master Plan. Rincon Creek Reach 1 is designated as a natural creek consisting of approximately 9,226 linear feet. The property is located west of Rincon Creek, adjacent to the eastern boundary of the parcel. Rincon Creek is a narrow drainage that bisects housing parcels on either side of the banks. As described in the Citywide Creek Master Plan, "This reach is recommended for preservation, due to the habitat value for fish and

wildlife. Habitat enhancement is also recommended, including removal of invasive species and replanting with native vegetation.”

The following Citywide Creek Master Plan policies are applicable to the project:

HA-1-2 Meet or exceed the required creek setback distance to provide ecological buffers, recognize the 100-year floodplain, and allow for stream corridor restoration. Development shall locate outside the creek setback, as defined within the Santa Rosa Zoning Code.

EC-1-1 Where discretionary approval for new development is sought adjacent to a creek, that development shall, to the extent possible, be consistent with and support the Master Plan. Planners and decision-makers will look for consistency between proposed projects and the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.

The project site is directly adjacent to Rincon Creek Reach 1 to the east, along the rear property line. There is an existing residence towards the front of the property, adjacent to Brush Creek Road. The applicant proposes to subdivide the property into four new lots with the existing residence on a remainder lot. Proposed Lot 5 is directly adjacent to the creek along the rear property line. The proposed structure and exterior landscape improvements are proposed more than 30-feet from the creek setback. The lot would be developed with a single-family residence.

The project site is within the City’s Urban Growth Boundary. The applicant proposes to annex the property, amend the General Plan designation from Very Low Density Residential to Low Density Residential, and prezone the property to R-1-6 (Single-Family) Zoning District. The General Plan emphasizes the preservation and enhancement of creeks, while allowing for implementation of the envisioned land uses.

The following General Plan Policies are applicable to the project:

OSC-D-9 Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.

OSC-D-10 Orient development and buildings toward creeks, while providing privacy, security, and an open transition between public and private open spaces.

OSC-D-11 New development along channelized waterways should allow for an ecological buffer zone between the waterway and development. This buffer zone should also provide opportunities for multi-use trails and recreation.

2. Zoning

The applicant proposes to prezone the subject property to R-1-6 (Single-Family) Zoning District. The proposed zoning district is intended to provide areas appropriate for single-family residential uses. Because the proposed Lyric Lane

Subdivision is located adjacent to Rincon Creek, the project is subject to the Creekside Development standards of the Santa Rosa City Code.

Section 20-30.040 of the Zoning Code specifies minimum setbacks from waterways for new structures to provide reasonable protection to owners of riparian property and the public from the hazards of stream bank failures and flooding, while allowing owners of property near waterways reasonable use of and the opportunity to improve their properties consistent with general safety. No structures are permitted within the creek setback. The applicant proposes to construct a single-family residence more than 50-feet from the creek.

3. Design Guidelines

SECTION 4.4 – CREEKS, RIPARIAN CORRIDORS AND STORM DRAINAGE

I.A Preserve existing creeks and riparian vegetation along creek corridors.

I.B Prevent contamination and sedimentation of creeks.

II.A.1 Preserve waterways in the natural state.

II.A.7 Where riparian growth extends outside of the Creek Setback Line, preserve and protect this important part of the creek corridor.

ATTACHMENTS

Attachment 1: Disclosure Form

Attachment 2: Neighborhood Context Map

Attachment 3: Location Map

Attachment 4: Tentative Map

Attachment 5: Brush Creek Watershed Map

Attachment 6: Brush Creek Watershed Trails Map

CONTACT

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