

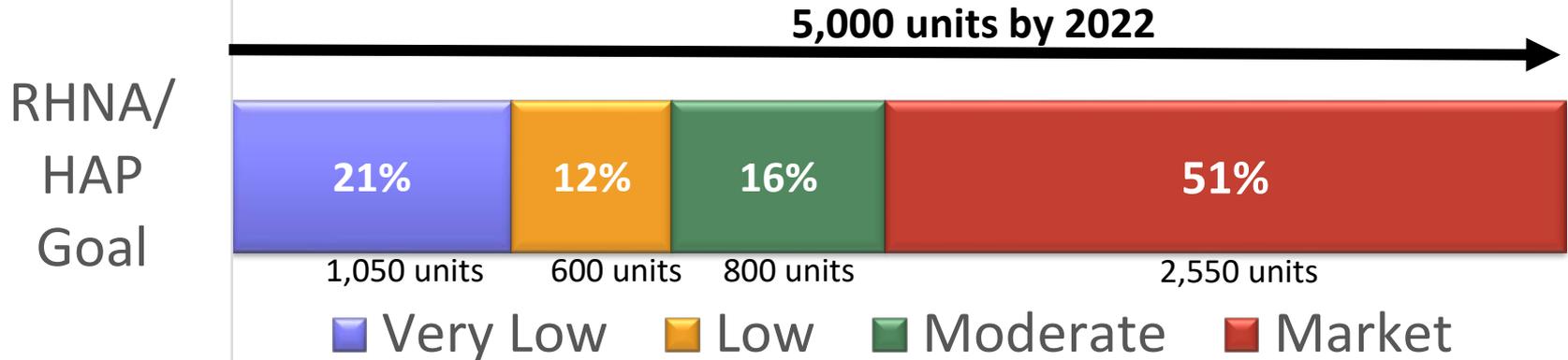
# Burbank Avenue Subdivision Tentative Tract Map

Planning Commission

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January 23, 2020

Adam Ross  
City Planner  
Planning and Economic Development



\*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

## **Burbank Ave Subdivision: Total 136 Residential Units**

Residential Project (45% low, 65% market):



Low Income:  
64 Units (10% of goal)

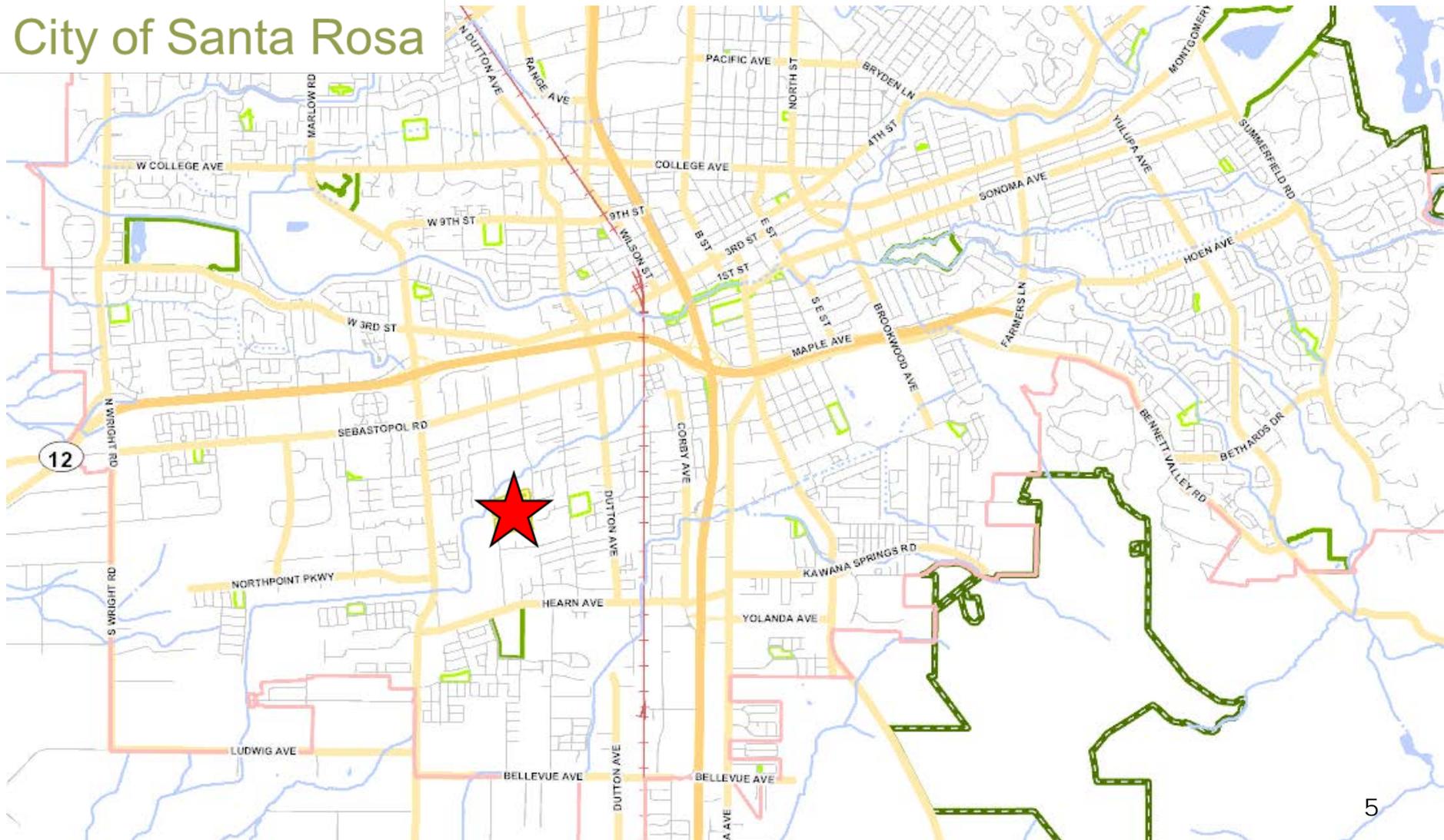


Market Income:  
74 Units (2.9% of goal)

- Tentative Map to subdivide 14.25 acres over four parcels:
  - 75 lots are proposed with each lot containing one-of-three housing types
  - 45% of the units are affordable housing contained within the 62 unit multi-family apartment complex
  - 55% are single family units
    - 62 detached single-family units
    - 12 attached single-family duets

- 10.39 acres of Net Developable Area
- 3.86 of new Public Right-of-Way
- The smallest residential lots will be 2,729 square feet
- The largest proposed lot is 8,517 square feet
- Average lot size is 4,687 square feet
- Associated infrastructure (new streets, frontages, sidewalk, bike paths)

City of Santa Rosa



# Project Location 1400 Burbank Avenue



- On July 31, 2019, Pre-Application Neighborhood Meeting was held (PRAP18-090)
- On August 13, 2019, application was submitted to the Planning and Economic Development Department: PRJ19-031 (CUP19-095, DB19-009, DR19-053, DR19-054, MAJ19-003)
- On August 20, 2019, The Project was referred to City departments, applicable jurisdictions, and Tribal review
- November 7, 2019, the project was reviewed as a Concept Item by the Design Review Board, where the Board provided comments and recommendations
- January 9, 2020 Application was deemed complete
- January 22, 2020, the Zoning Administrator held a special meeting for the Project to review and make findings for the Minor Conditional Use Permit and Minor Design Review Application Permit

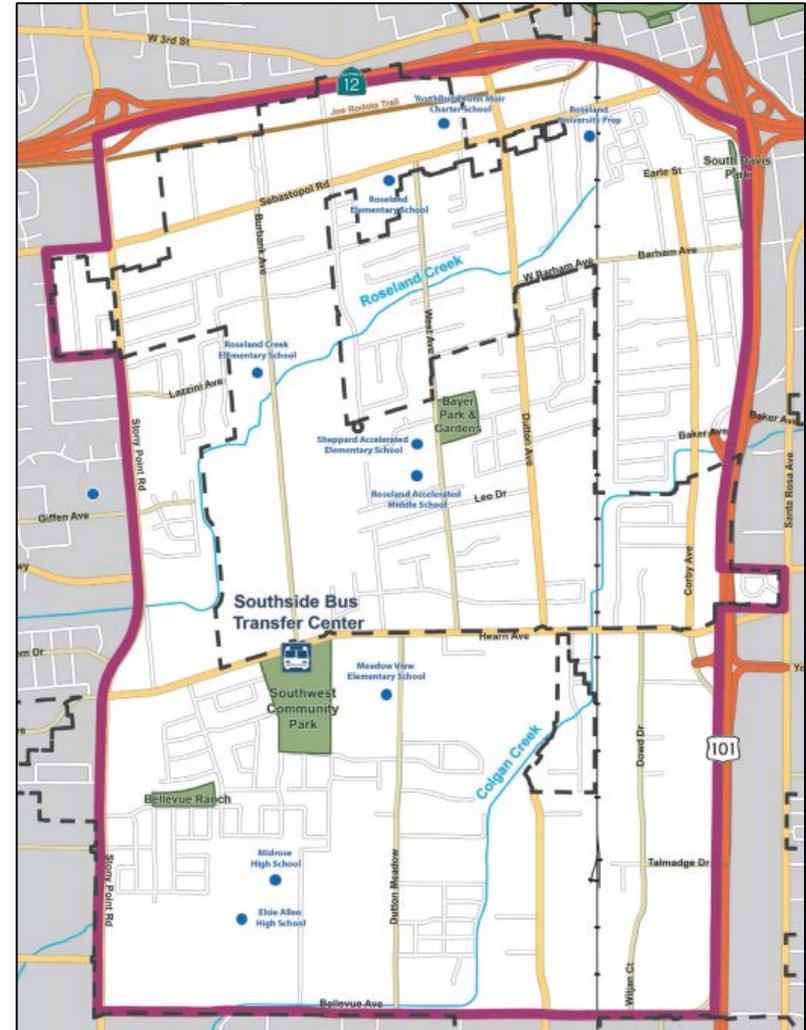


# Roseland Area/Sebastopol Road Specific Plan

The Roseland Area/Sebastopol Road Specific Plan is a planning level document that addresses land use, circulation and infrastructure needs for the area

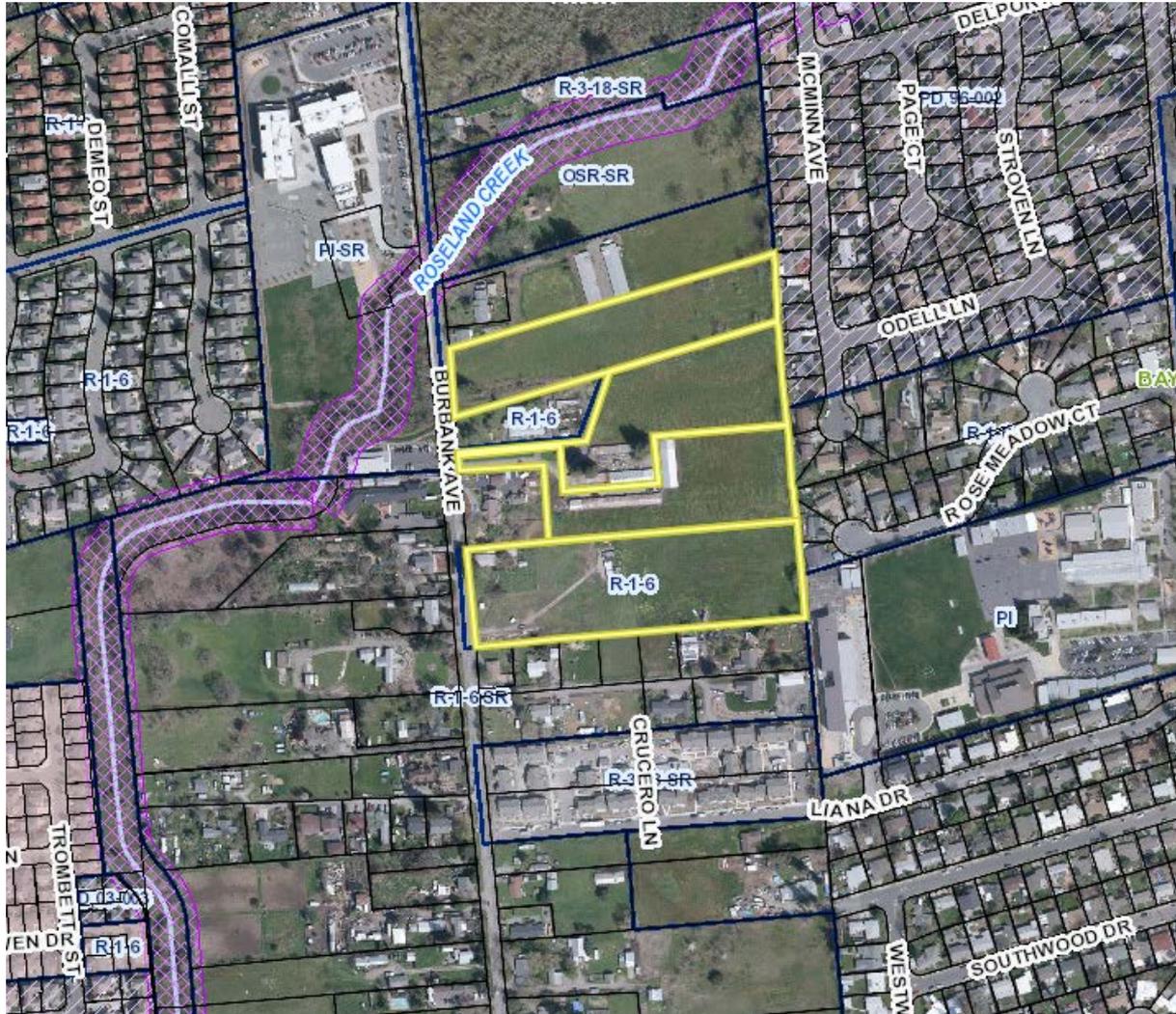
The Specific Plan was developed concurrently with consideration of annexation of the previously unincorporated area

The plan area includes the Roseland Priority Development Area (PDA) and part of the Sebastopol Road PDA.

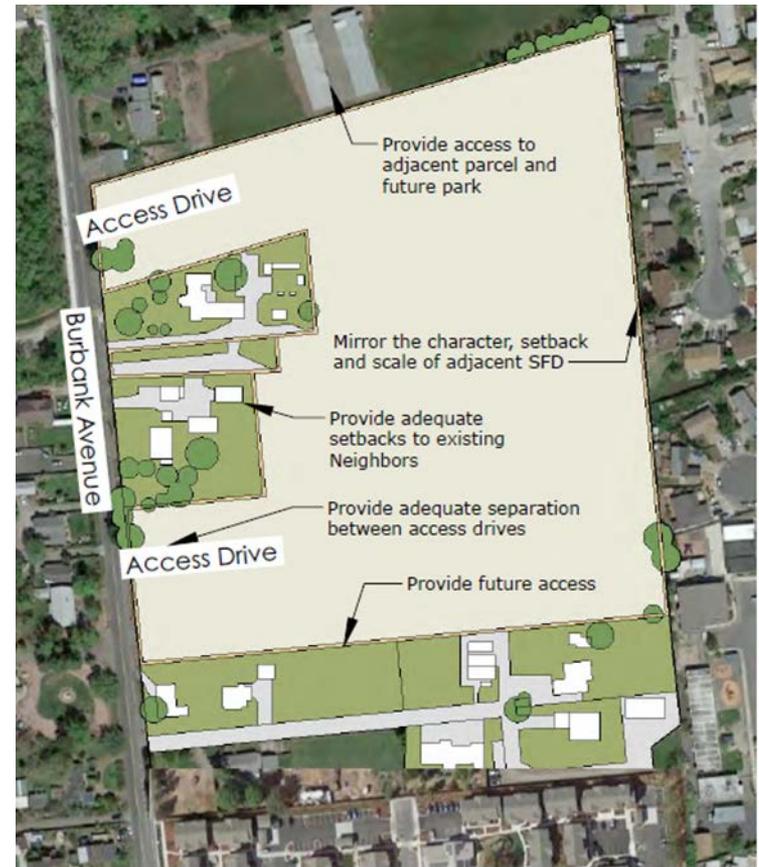


# Resilient City Development Measures

- Resilient City Development Measures: Section 20-16 of the Zoning Code
- 20-16.060(B)(14) allows small lot subdivisions to be approved by a Minor Use Permit applies to projects in the Priority Development Areas
- 20-16.070 reduces the Major Design Review authority to the ZA after Concept Item with DRB to projects in the Priority Development Areas
- 20-42.140(A)(D) requires the Use Permit for a small lot subdivision be approved prior to approval of a Vesting Tentative Tract Map

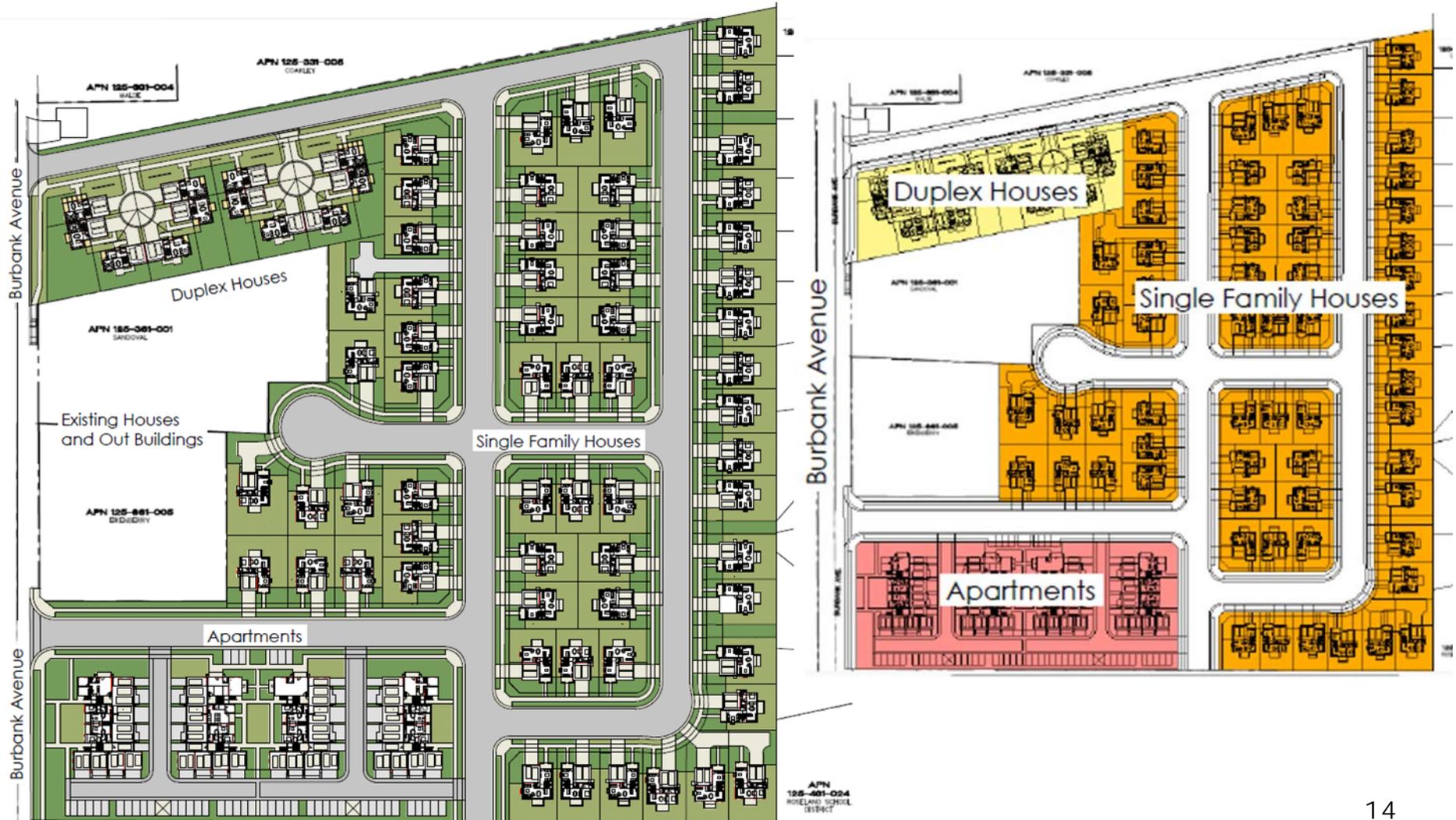


# Neighborhood Context





# Site Plan (For Reference)



# Single-Family Elevations (For Reference)



# Single-Family Elevations (For Reference)



Street Elevation/ Side Garage



Street Elevation/ Front Garage

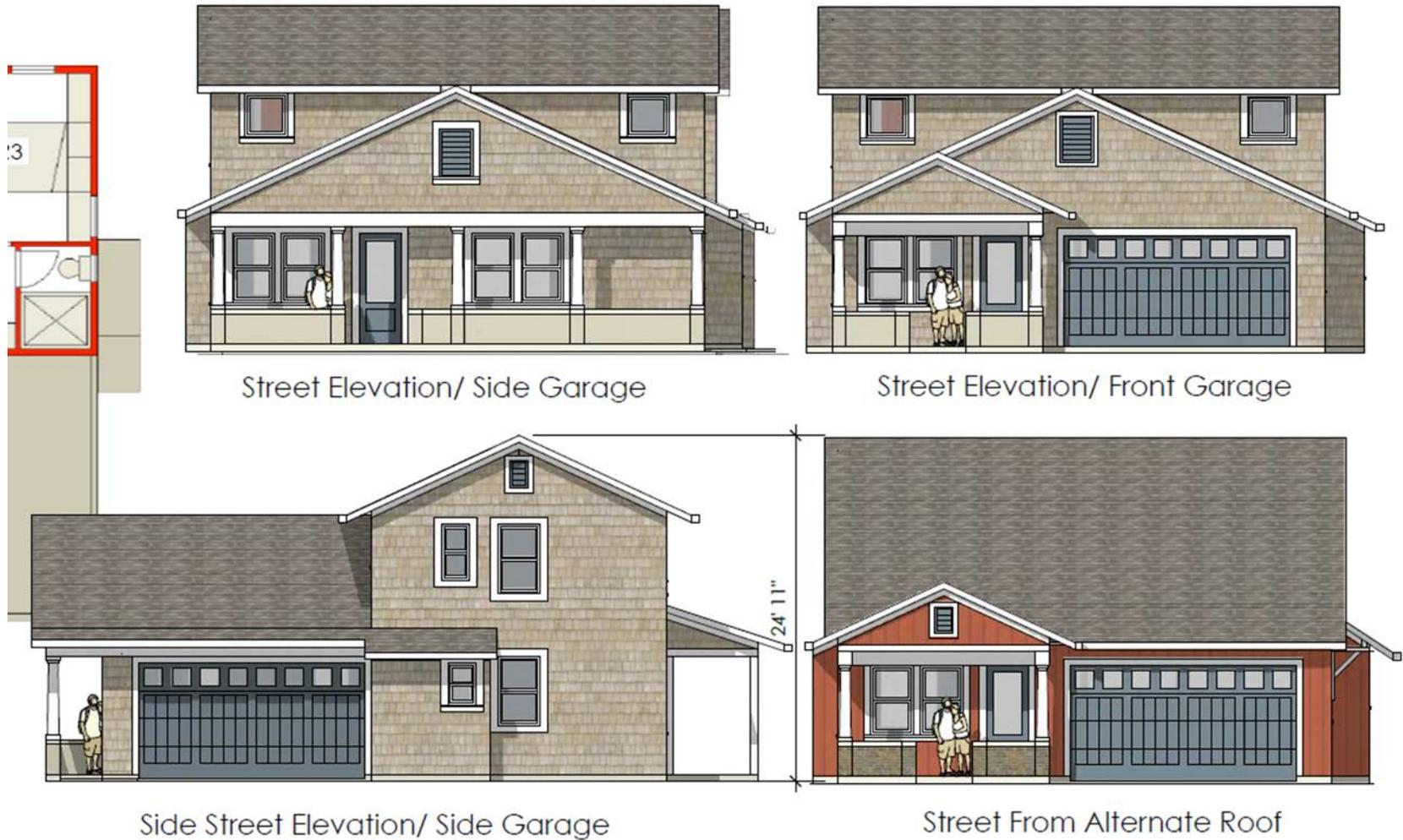


Side Street Elevation/ Side Garage

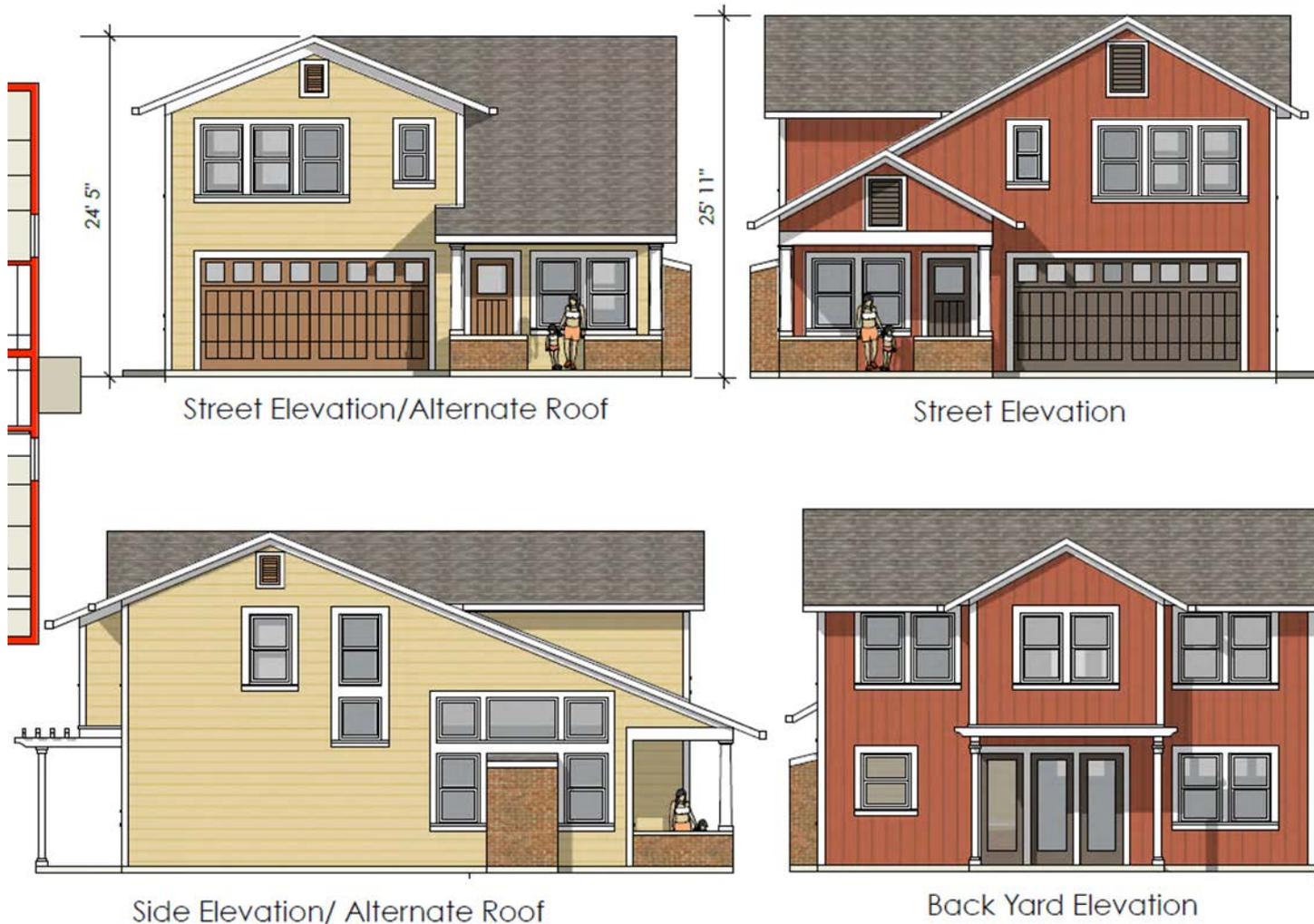


Back Yard Elevation

# Single-Family Elevations (For Reference)



# Single-Family Elevations (For Reference)



# Single-Family Elevations (For Reference)

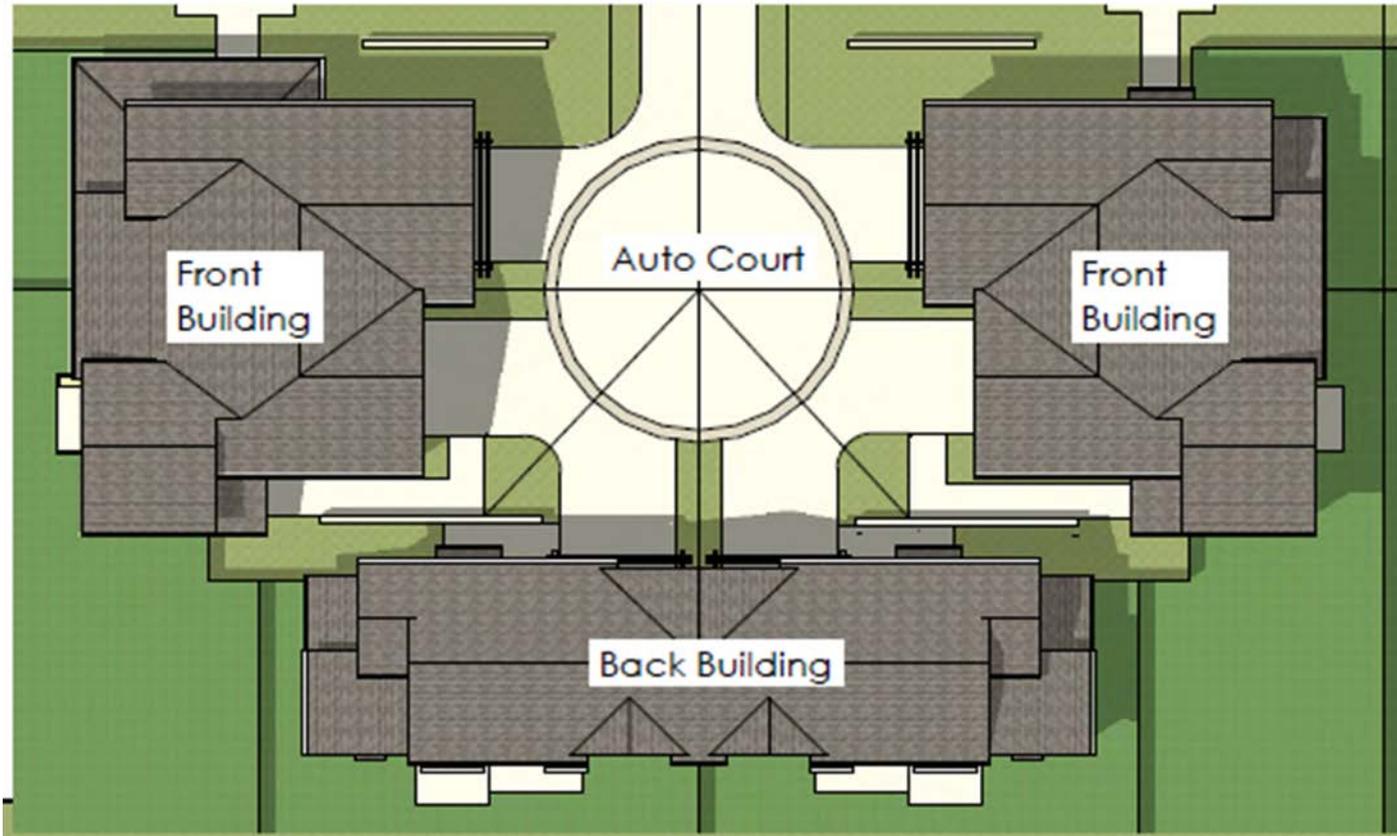


Street View/ end of Block

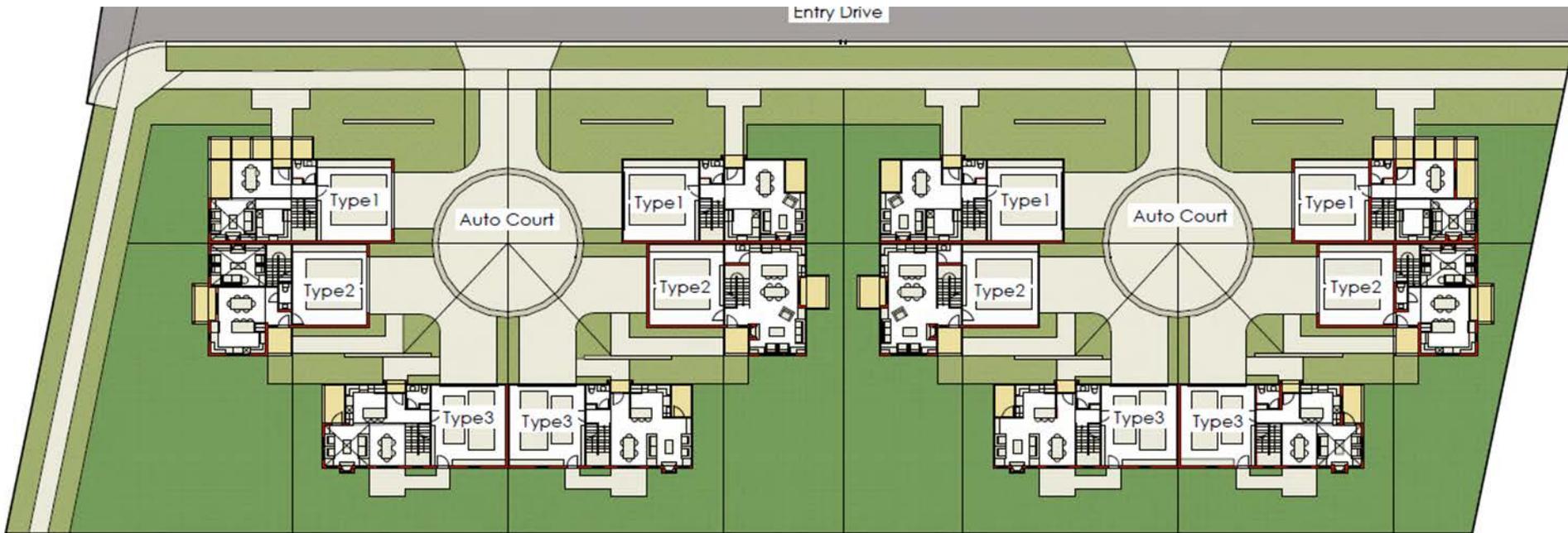


Street View/ side of Block

# Single-Family Attached Elevations (For Reference)



# Single-Family Attached Elevations (For Reference)



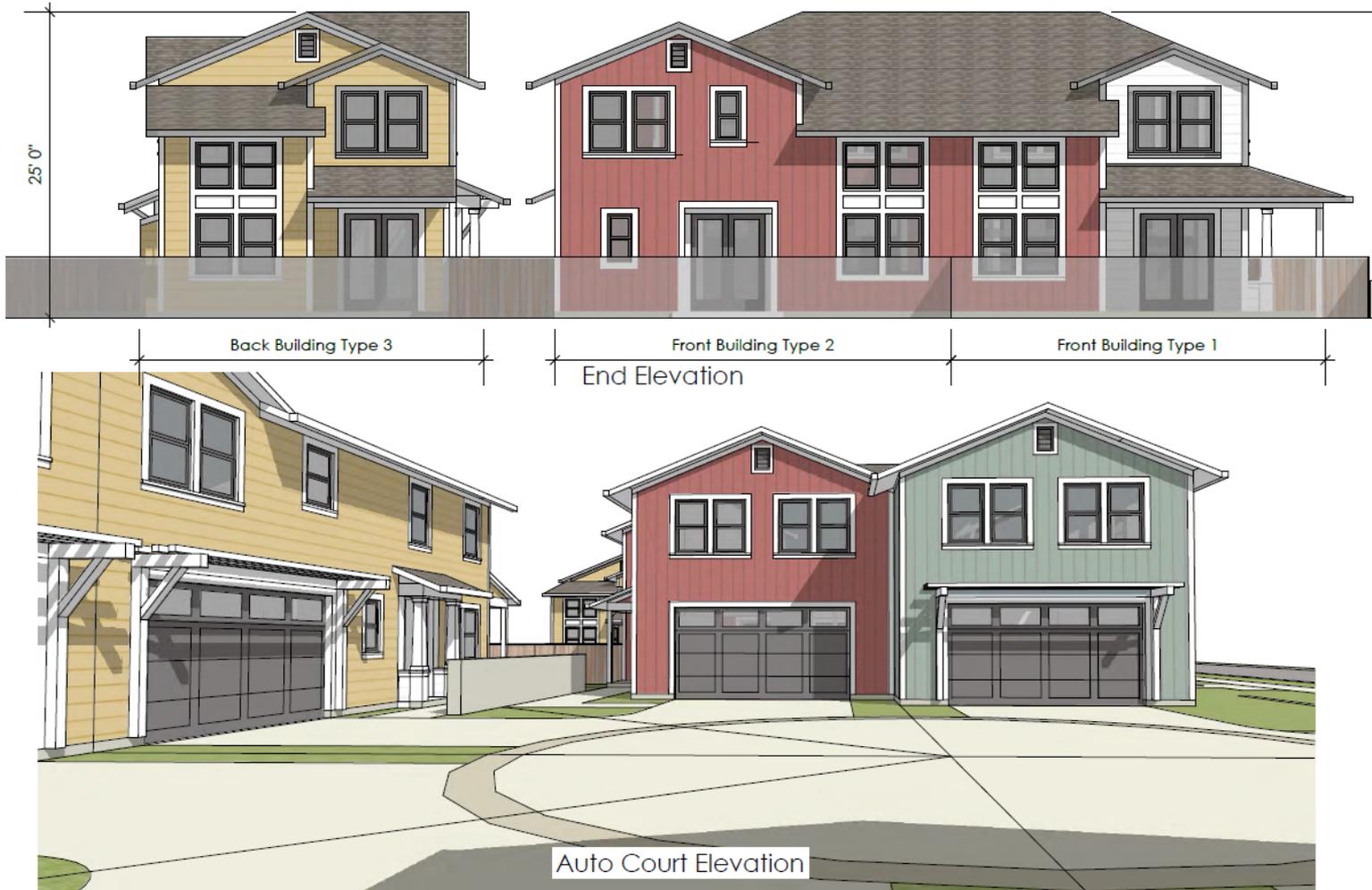
# Single-Family Attached Elevations (For Reference)



Street Front Elevation



# Single-Family Attached Elevations (For Reference)



# Single-Family Attached Elevations (For Reference)



# Single-Family Attached Elevations (For Reference)



Street View looking Southwest



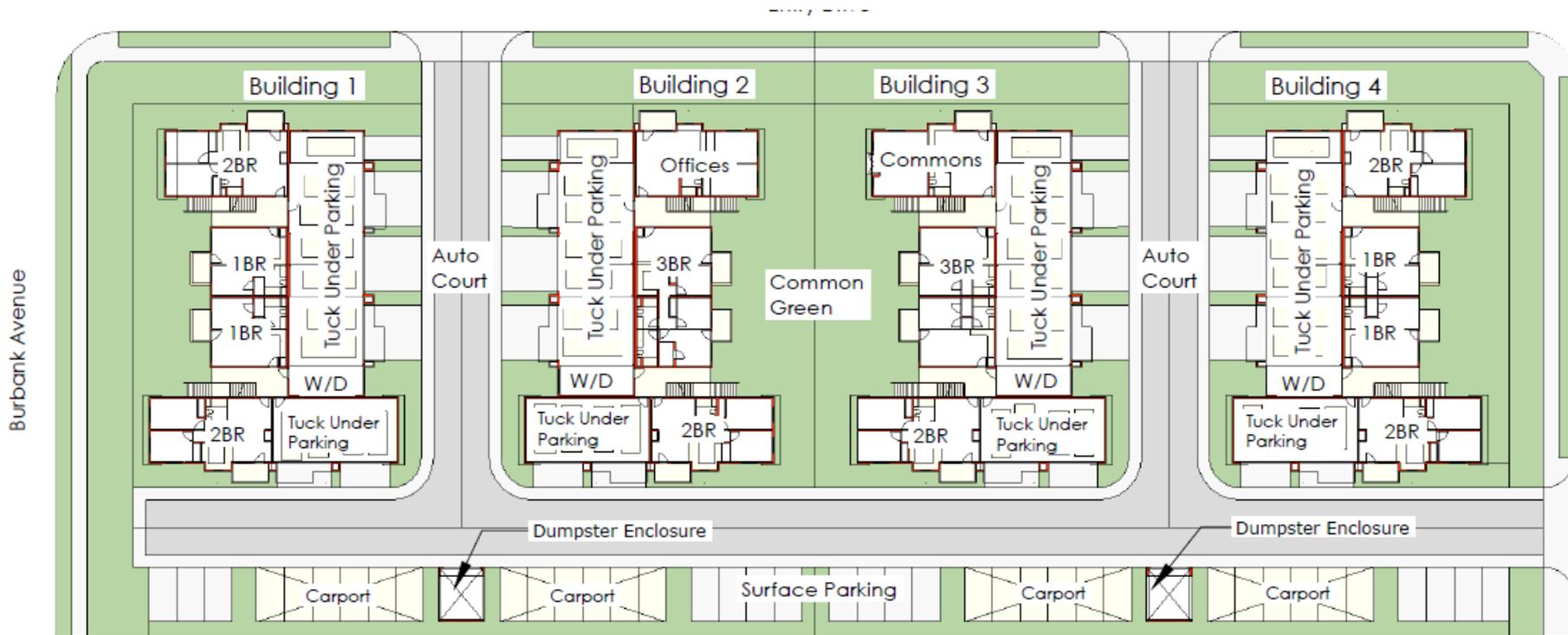
Back Yard View looking Northeast

# Single-Family Attached Elevations (For Reference)



Auto Court View Looking Southwest

# Multi-Family Elevations (For Reference)



# Multi-Family Elevations (For Reference)



Addition of a belly band and contrasting base material at three story elements

Building 1 Elevation Looking East  
After Design Review Modifications



# Multi-Family Elevations (For Reference)



# Multi-Family Elevations (For Reference)



North (Entry Street) Elevation



South Elevation

# Multi-Family Elevations (For Reference)



North (Entry Street) Elevation



South Elevation

# Multi-Family Elevations (For Reference)



West (Auto Court) Elevation

Laundry



Entry to  
Laundry

East (Common Green) Elevation

Offices

# Multi-Family Elevations (For Reference)



View from Burbank Avenue Looking Northeast



View from Burbank Avenue Looking Southeast

# Multi-Family Elevations (For Reference)



View of Common Green from Internal Drive Looking North

# Multi-Family Elevations (For Reference)



Entry Drive

View of Auto Court from Entry Drive Looking South



Building 1

Building 2

View of Auto Court from Internal Drive Looking North

# Multi-Family Elevations (For Reference)



View Looking Looking Northwest at Internal Drive



Looking West at Building 4 from Internal Street

# Multi-Family Elevations (For Reference)



Birds eye View looking Southeast

# Multi-Family Elevations (For Reference)



Birds Eye View Looking Northeast

- The proposed project has been reviewed in compliance with CEQA:
  - The proposed project qualifies for a categorical exemption from CEQA under Section 65457 of the California Public Resources Code and CEQA Guidelines Section 15182(a)(c)
  - The project is exempt because the Project implements and is consistent with the Roseland Area/Sebastopol Road Specific Plan for which an Environmental Impact Report was certified by City Council by Resolution No. 28873, dated October 18, 2016.

- The proposed project has been reviewed in compliance with CEQA:
  - Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan and zoning, for which an Environment Impact Report (EIR) was certified by Council in 2009.
  - Burbank Avenue Subdivision Consistency Determination Memorandum prepared for the project by FirstCarbon Solutions, dated December 18, 2019.
  - The 15182 and 15183 Analysis indicated that there are no project specific effects which are peculiar to the project or site and was supported by surveys and analyses including Special-Plant, Biological, Cultural Resource, and Traffic.

- This project has been reviewed and approved by the Zoning Administrator by the time of this Planning Commission Meeting for the Minor Use Permit for a small lot subdivision and attached housing, and a Minor Design Review for the attached housing including the CEQA review of this project

# Public Correspondence

- Access to the site
- Size of three-story buildings
- Barriers separating parking and existing single-family homes
- New Public Roads and connecting to Crucero Lane in the future
- Potential light pollution
- Fencing around the site
- Noise
- Traffic
- CEQA review

# Public Comments – Staff Response

- Access will be taken off Burbank Avenue, with new public and private roads
- Traffic Engineering reviewed the project and provided Conditions of Approval, which include a fair share portion of a traffic signal on Hearn and Burbank Avenue, and the Map was revised to move the new Public Road A over so it did not line up to existing structure
- A good neighbor fence is proposed between the existing residential neighborhood and the new residential units

# Public Comments – Staff Response

- All lighting shall comply with the City’s Outdoor Lighting Ordinance found in Zoning Code Section 20-30.080
- A Noise Impact Analysis Study was provided and determined that the project need only comply with City standard Conditions of Approval for noise during construction
- The project complies with CEQA Statutory Exemption 65457 of the California Government Resource Code (15182(a)(c) Projects pursuant to a Specific Plan)
- 18183 Projects Pursuant a General Plan for Streamlining

- The Planning and Economic Development Department recommends that the Planning Commission approve a resolution for the Tentative Tract Map to subdivide a 14.25-acres over four parcels into 75 lots for the purpose of the Burbank Avenue Subdivision

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