

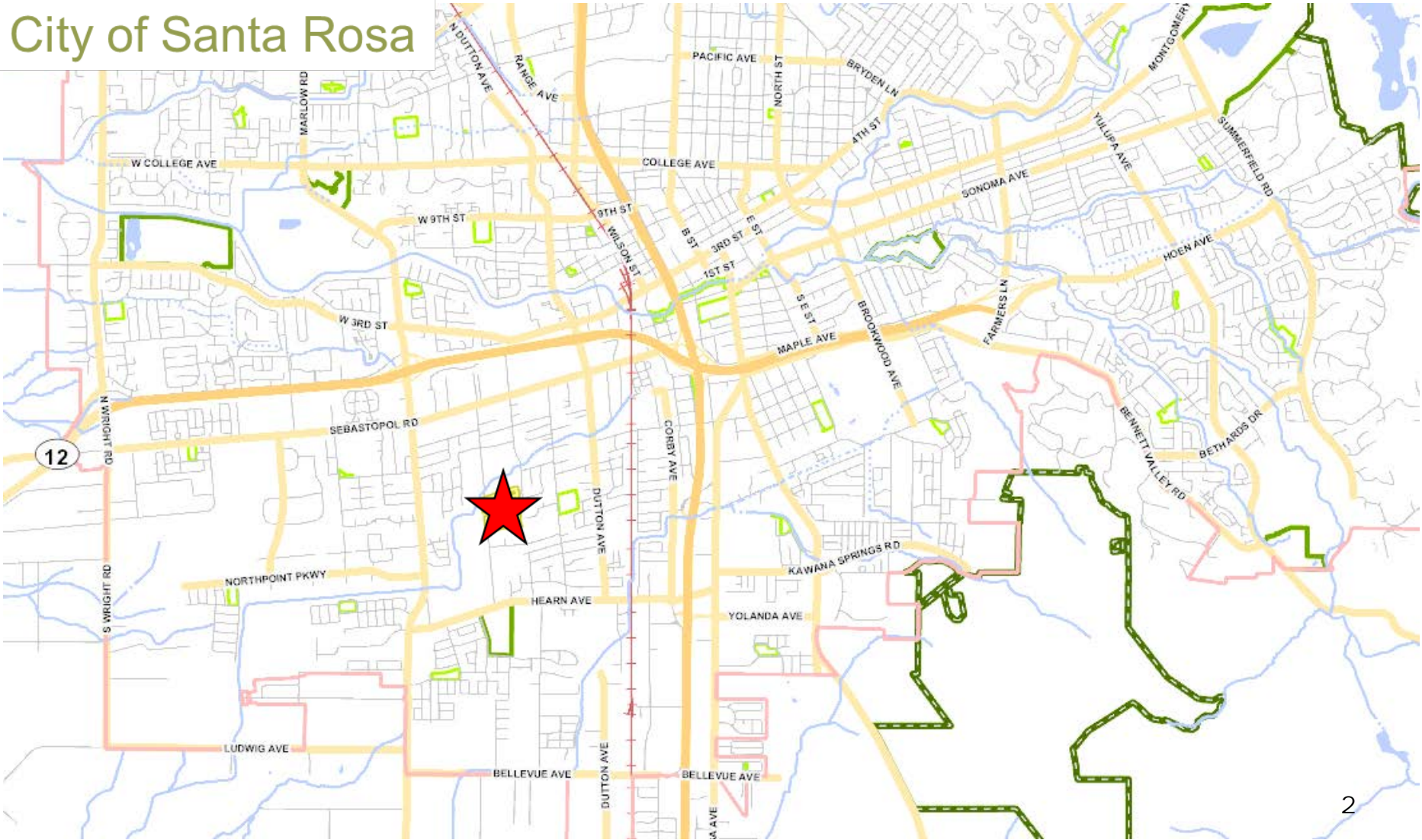
Burbank Avenue Subdivision Appeal - Tentative Map

City Council

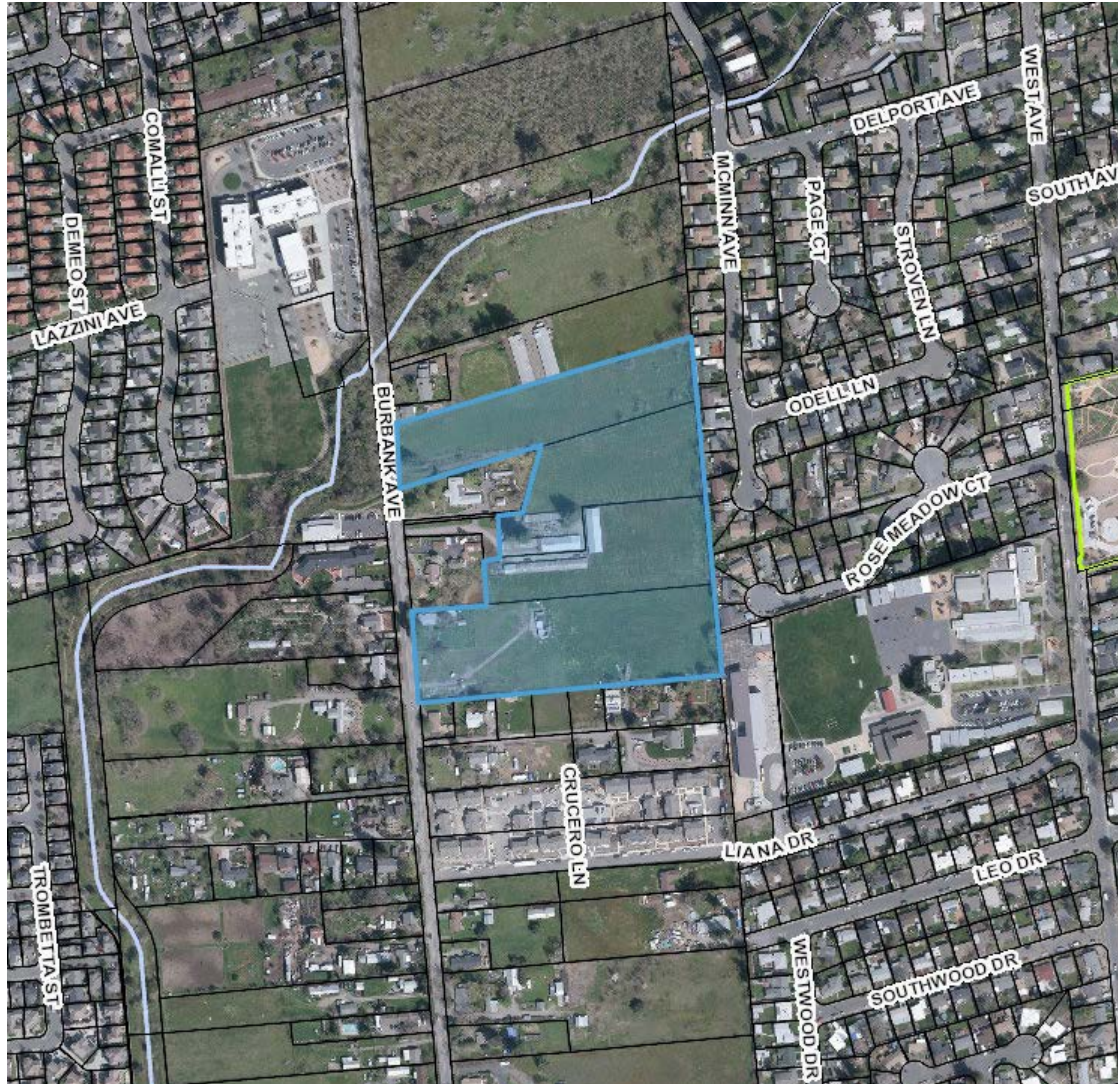
June 16, 2020

Adam Ross
City Planner
Planning and Economic Development

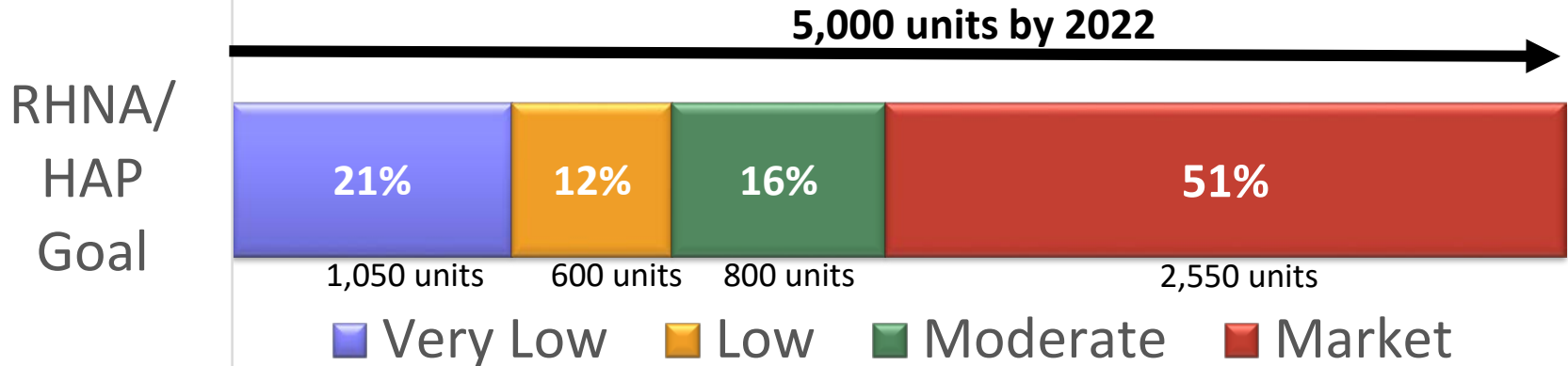
City of Santa Rosa



Project Location 1400 Burbank Avenue



Housing Action Plan



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

Burbank Ave Subdivision: Total 138 Residential Units

Residential Project (100% market):



Market Income:
138 Units (5.4% of goal)

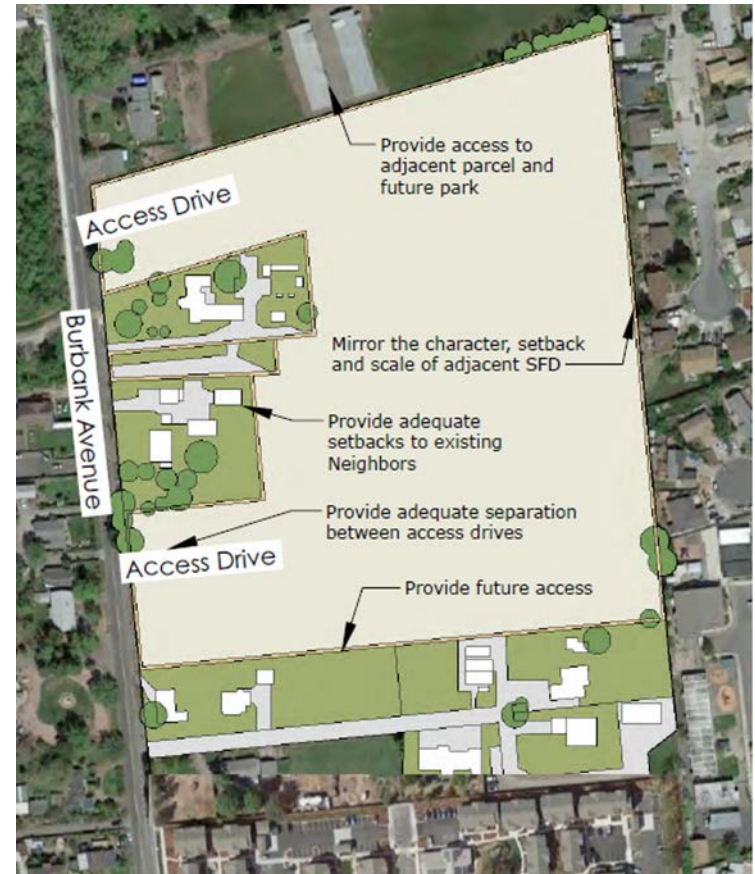
- Tentative Map to subdivide 14.25 acres over four parcels:
 - 75 lots are proposed with each lot containing one-of-three housing types
 - 100% Market Rate Project
 - 55% are single family units
 - 62 detached single-family units
 - 12 attached single-family duets
 - 45% are multi-family attached

- 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
- Multi-family units are located on a 90,198 square-foot lot in the southwest corner of the site abutting Burbank Avenue
- Associated infrastructure (new streets, frontages, sidewalk, bike paths)
- Accessed off of Burbank Avenue

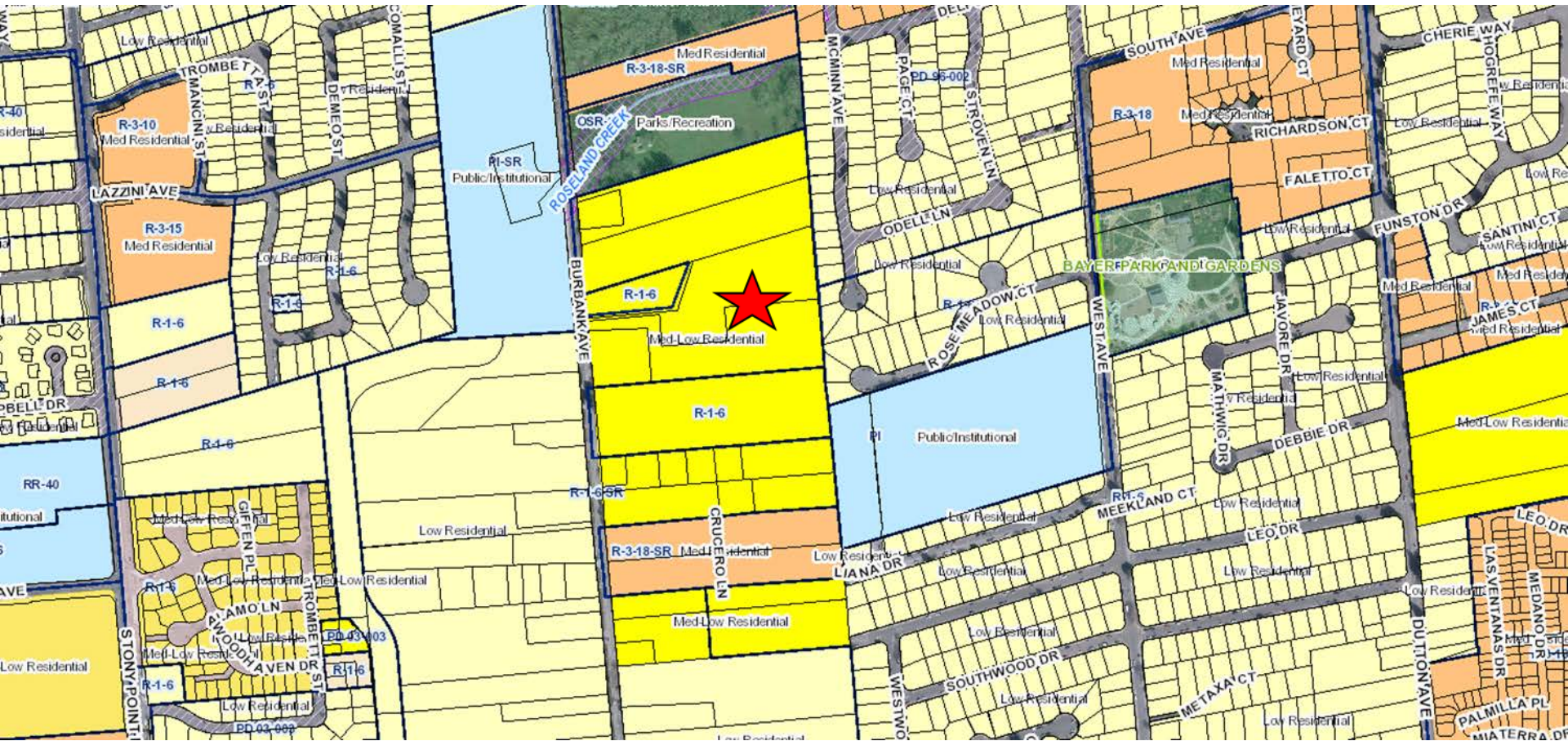
Resilient City Development Measures

- 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(D) requires the Use Permit for a small lot subdivision be approved prior to approval of a Vesting Tentative Tract Map

Existing Land Uses



- On July 31, 2018, 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)
- 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
- February 5, 2020, the Zoning Administrator held a special meeting for the Project to review and made findings for the approval of the Minor Conditional Use Permit and Minor Design Review Application Permit
- February 13, 2020, the Planning Commission held a Public Hearing for the Project to review and made findings for the Tentative Map approval
- February 24, 2020, an Appeal was filed with the City Clerk's Office for the Tentative Map



Land Use

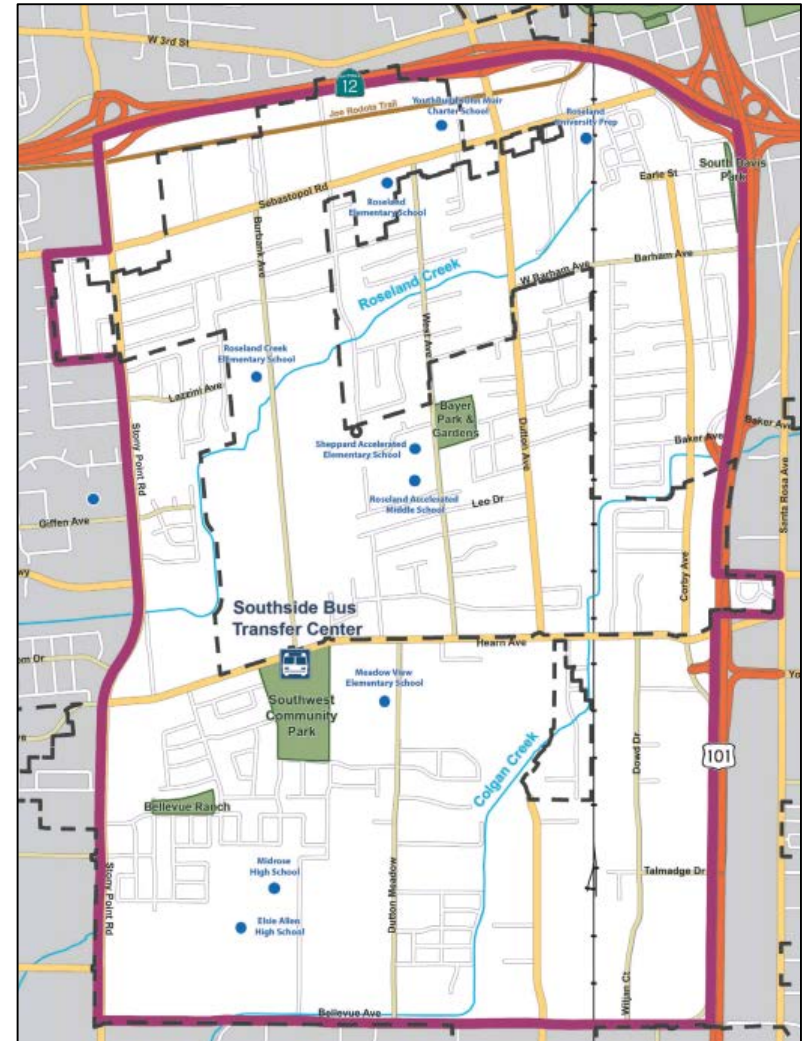
- LUL-E-2 As a part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
 - LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.
 - LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood.
- LUL-S Develop an attractive, safe, and extensive network for pedestrian and bicyclist movements.
 - LUL-S-3 Link pedestrian and bicycle paths to community destinations (parks, etc.), the surrounding rural countryside trail system, and the downtown area.

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.

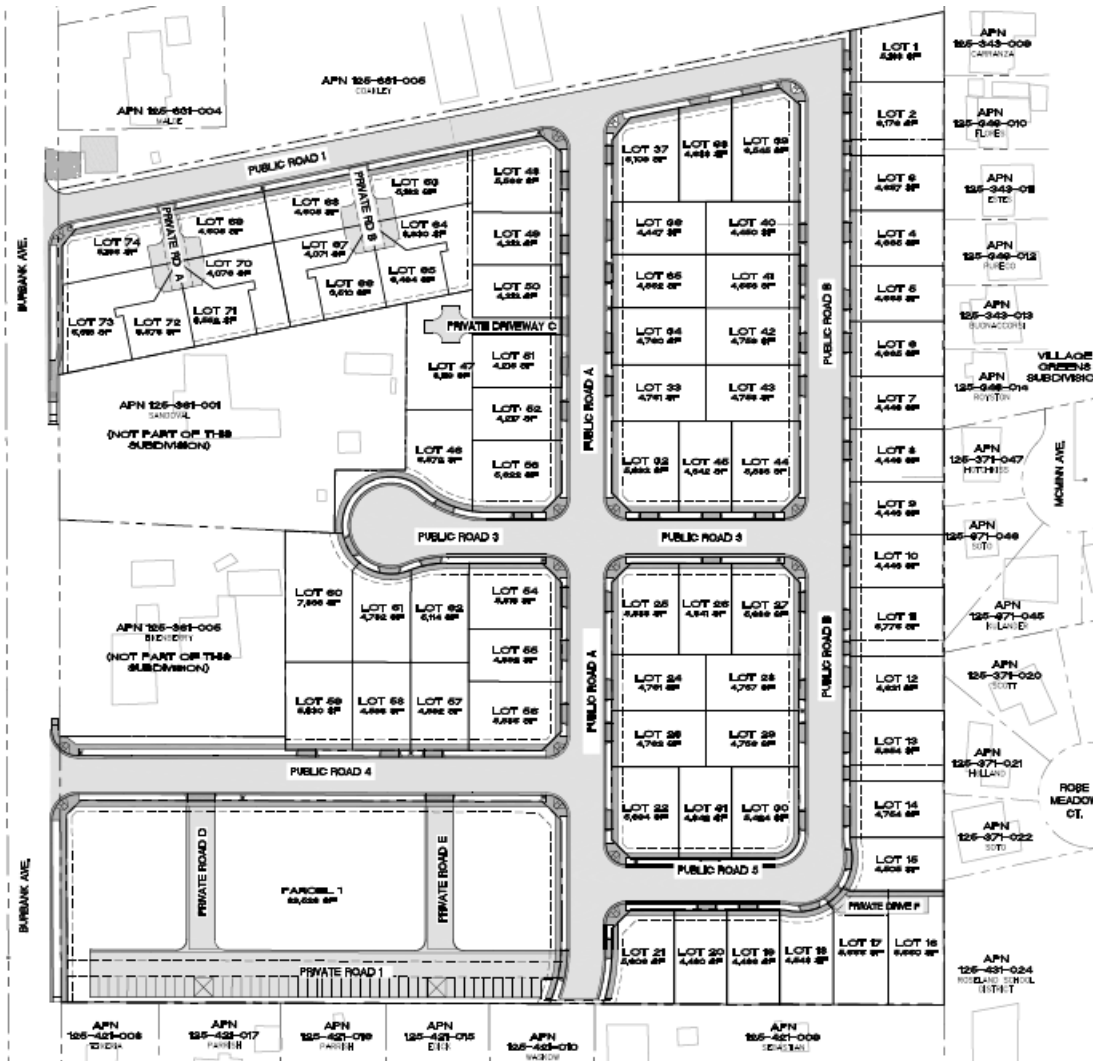


Roseland Area/Sebastopol Road Specific Plan

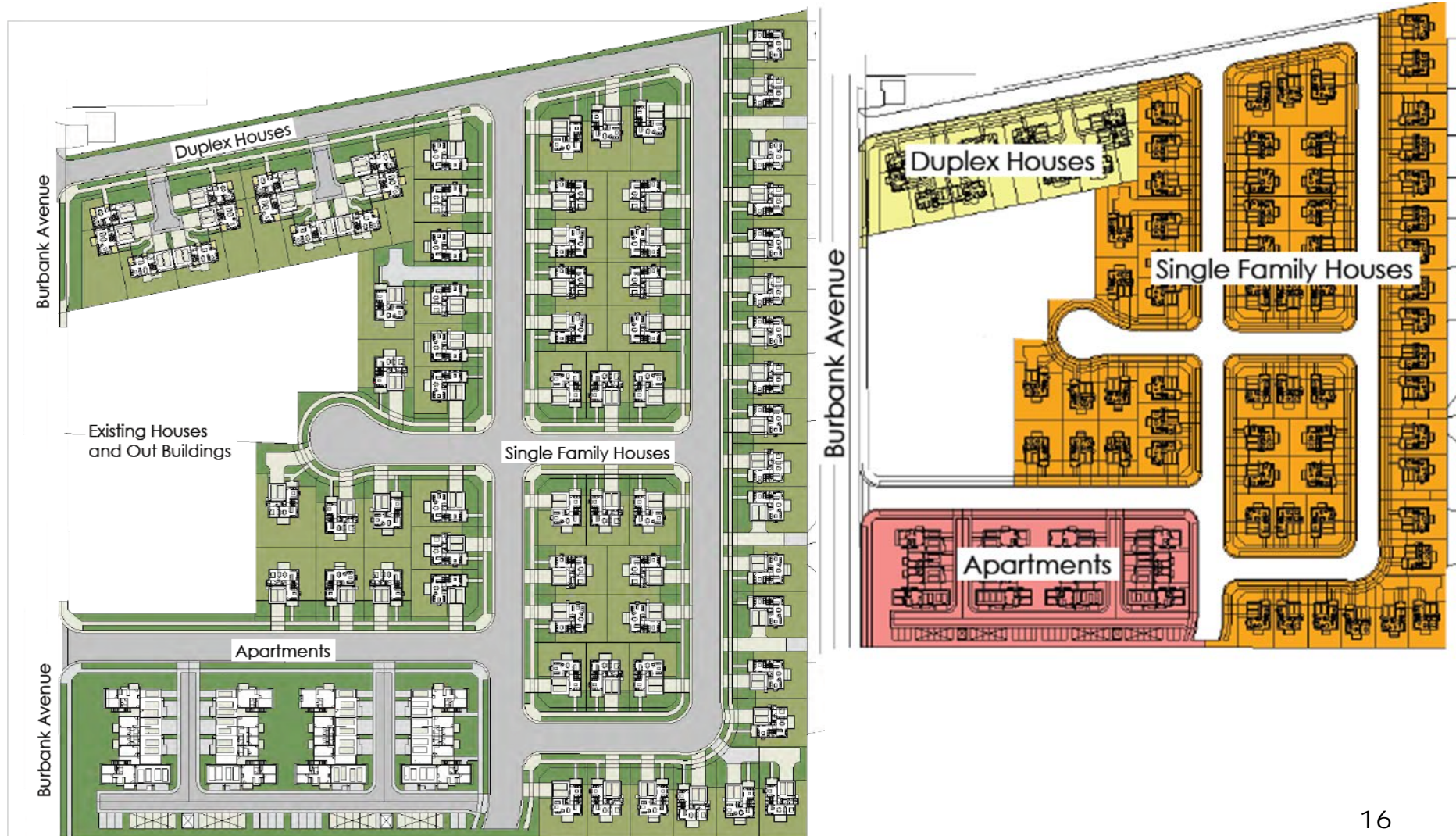
Roseland/Sebastopol Road Specific Plan

- AH-1 Provide a variety of housing types and densities to support a diverse population.
- AH-1.2 Encourage new residential development to include a mix of housing types, such as single-family residences with duplexes and triplexes, townhomes, and apartment units, for all income levels.
- AH-1.3 Encourage the development of quality, well-built, attractive market-rate and below- market-rate housing units that contribute to neighborhood character and quality of life.
- AH-1.5 Encourage residential development that meets the special needs of population groups including seniors, large and small families, low- and middle-income households, and people of all abilities.
- RN-1.2 Require dedication of right-of-way and related street improvements or new streets as identified in the Circulation Plan when properties develop.
- PBN-1.5 Require dedication of right-of-way for improvements and/or expansion of pedestrian and bicycle facilities where insufficient right-of-way currently exists.
- PBN-2.2 Implement streetscape improvements resulting in attractive, functional streets with overall enhanced access, lighting, and safety for pedestrians, bicyclists, transit users, and motorists.

Tentative Map



Site Plan (For Reference)



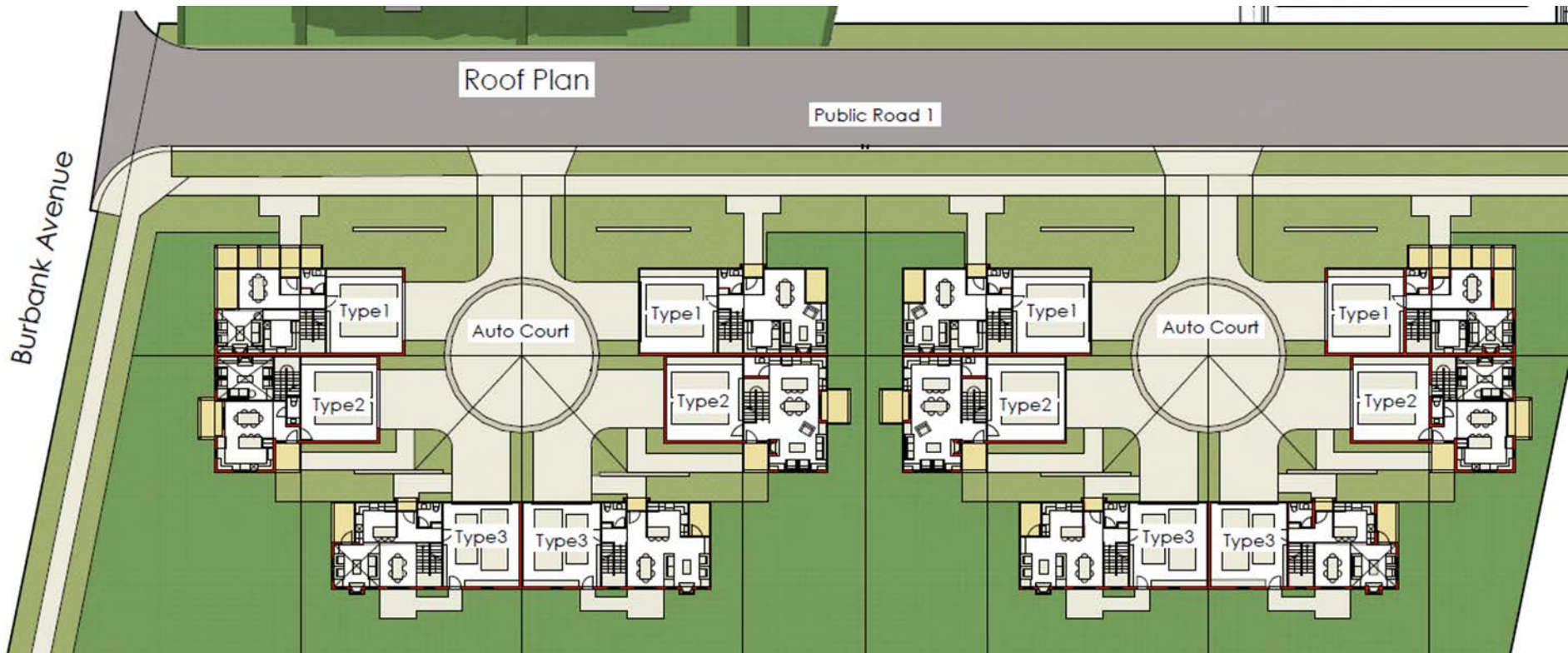
Landscape Plan (For Reference)



Single-Family Elevations (For Reference)



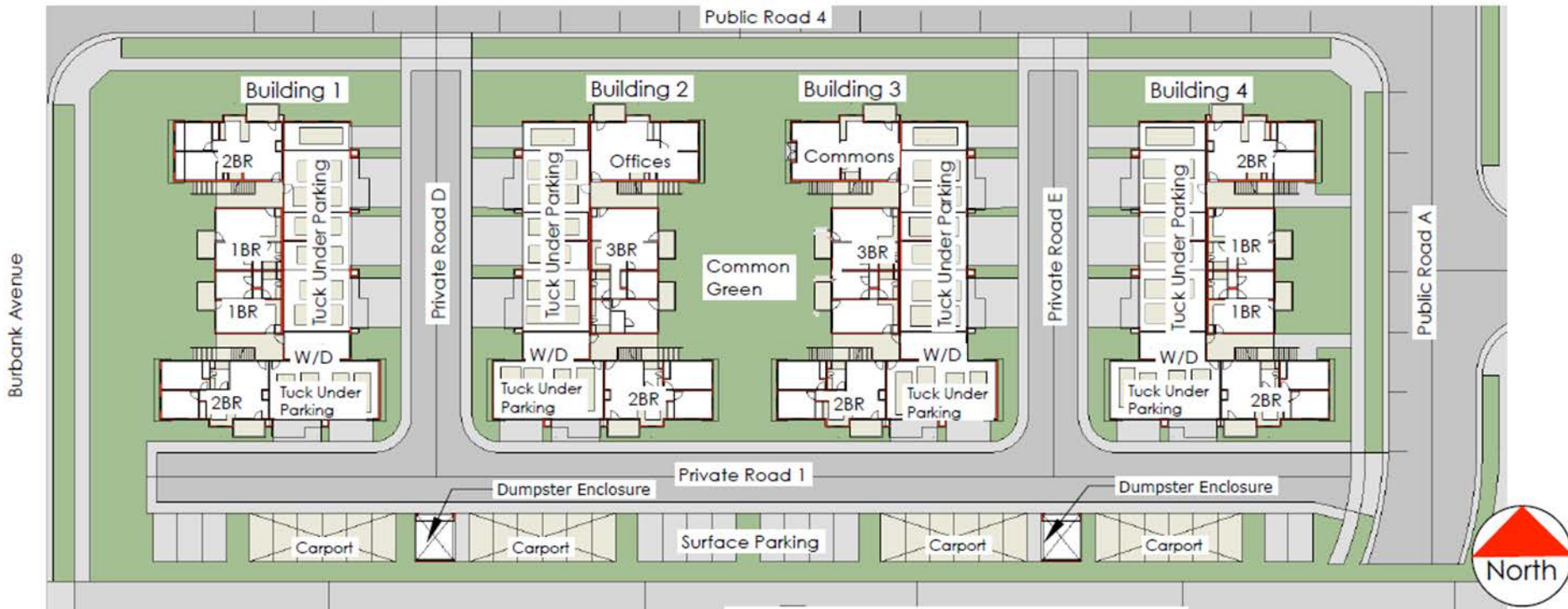
Single-Family Attached Elevations (For Reference)



Single-Family Attached Elevations (For Reference)



Multi-Family Elevations (For Reference)



Multi-Family Elevations (For Reference)



Introduction of lower one story elements at flanking wings

Two story building wings flanking three story center section

More upbeat color scheme in keeping with the remainder of the project

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

Building 1 Elevation Looking East
After Design Review Modifications



Elimination of the checker board motif

Building 1 Elevation Looking East
Before Design Review Modifications

Multi-Family Elevations (For Reference)



West (Burbank Avenue) Elevation

Entry to
Laundry

1 story base element



Looking Southeast along Burbank Avenue

Multi-Family Elevations (For Reference)



Building 2/ North (Entry Street) Elevation

Building 1/ North (Entry Street) Elevation



Building 2/ South Elevation

Building 1/ South Elevation



Jon Worden Architects
512 Matheson Street
Healdsburg, CA 95448
707-239-9076

Prepared For
Schellinger Brothers

Burbank Avenue
Concept Study

Building 1&2 End 25
Elevations 1:10 4-15-20

Multi-Family Elevations (For Reference)



Parking and Traffic

Table 10 – Parking Analysis Summary

Land Use	Units	Supply (spaces)	City Requirements	
			Rate	Spaces Required
1 bdr Apartment	17 du	64 covered sp 32 tandem sp 58 open sp	1.0 covered sp/unit 0.5 visitor sp/unit	17 covered sp 9 visitor sp
2+ bdr Apartment	47 du		1.0 covered sp/unit 1.5 visitor sp/unit	47 covered sp 70 visitor sp
Duplex	12 du	24 covered sp 24 tandem sp	1.0 covered sp/unit 1.5 visitor sp/unit	12 covered sp 18 visitor sp
Detached Single-Family Dwelling	62 du	124 covered sp 124 tandem sp	1 covered sp/unit 3 additional sp/unit	62 covered sp 186 other sp
Total		450		421

Notes: du = dwelling unit; bdr = bedrooms; sp = space

Finding – The proposed parking supply for the project would be adequate to meet the City's parking requirements.

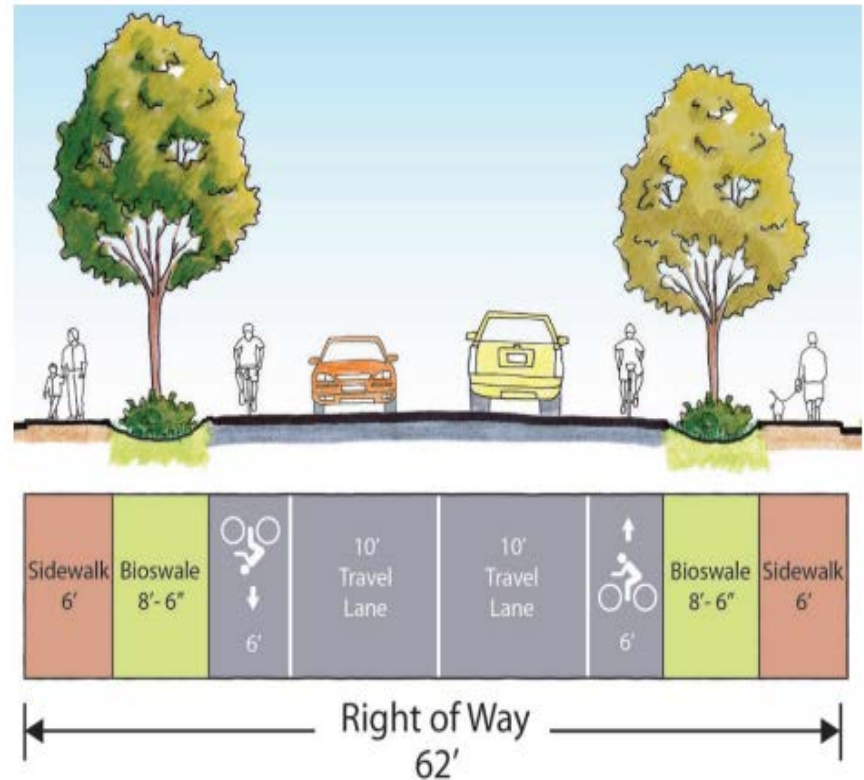
- Access to the site
- Density and size of three-story buildings
- Barriers separating parking and existing single-family homes
- New Public Roads and connecting to Crucero Lane in the future
- Potential light pollution
- CEQA review

- Placement of the multi-family units within the subdivision
- Phasing
- Compatibility with Roseland Area/Sebastopol Road Specific Plan

Public Improvements

- Burbank Avenue will be widened from approximately 50 feet to 62 feet that includes two 10-foot vehicle travel lanes, six-foot wide Class II bicycle lanes, an 8.5-foot bioswale, and a six-foot sidewalk.

Southern Section Street Design



- Access will be taken off Burbank Avenue, with new public and private roads
- Traffic Engineering reviewed the project and provided Conditions of Approval
 - New Traffic Signal on Burbank Avenue and Hearn Avenue
- A good neighbor fence is proposed between the multi-family units and the existing residential units to the south.

- 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 CDFW has authority over CTS mitigations
- The Bio Assessment indicated no CTS was found and is unlikely to occur in the future
- 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

- 1. A lack of fairness shown the Roseland/Burbank Avenue residents on February 13th by fast-tracking the Tentative Map prior to the appeal deadline*
- 2. Misrepresentation of the affordable housing component*
- 3. Misrepresentation of Public Access to Plans*
- 4. Developer Refusal to Work with the Community/Planning Commissioners to hear Concerns of Residents*
- 5. Heritage Tree Protection*
- 6. Endangered Species Disregard/Insufficient Study*
- 7. City Lawyer Impropriety/Conflict of Interest with Developer*
- 8. Lack of Roseland Representation*
- 9. Extended Time for Public Records Request Receipt*

- 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 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.

Environmental Review

California Environmental Quality Act (CEQA)

- 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.

- The Planning Commission and the Planning and Economic Development Department recommend that the Council deny the appeal and approve a resolution for the Tentative 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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