



Appeal of General Plan Amendment, Conditional Use Permit and Tentative Map Denial for Dutton Meadows Subdivision

City Council Meeting
July 9, 2019

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City Planner, Planning and Economic Development

PROJECT DESCRIPTION

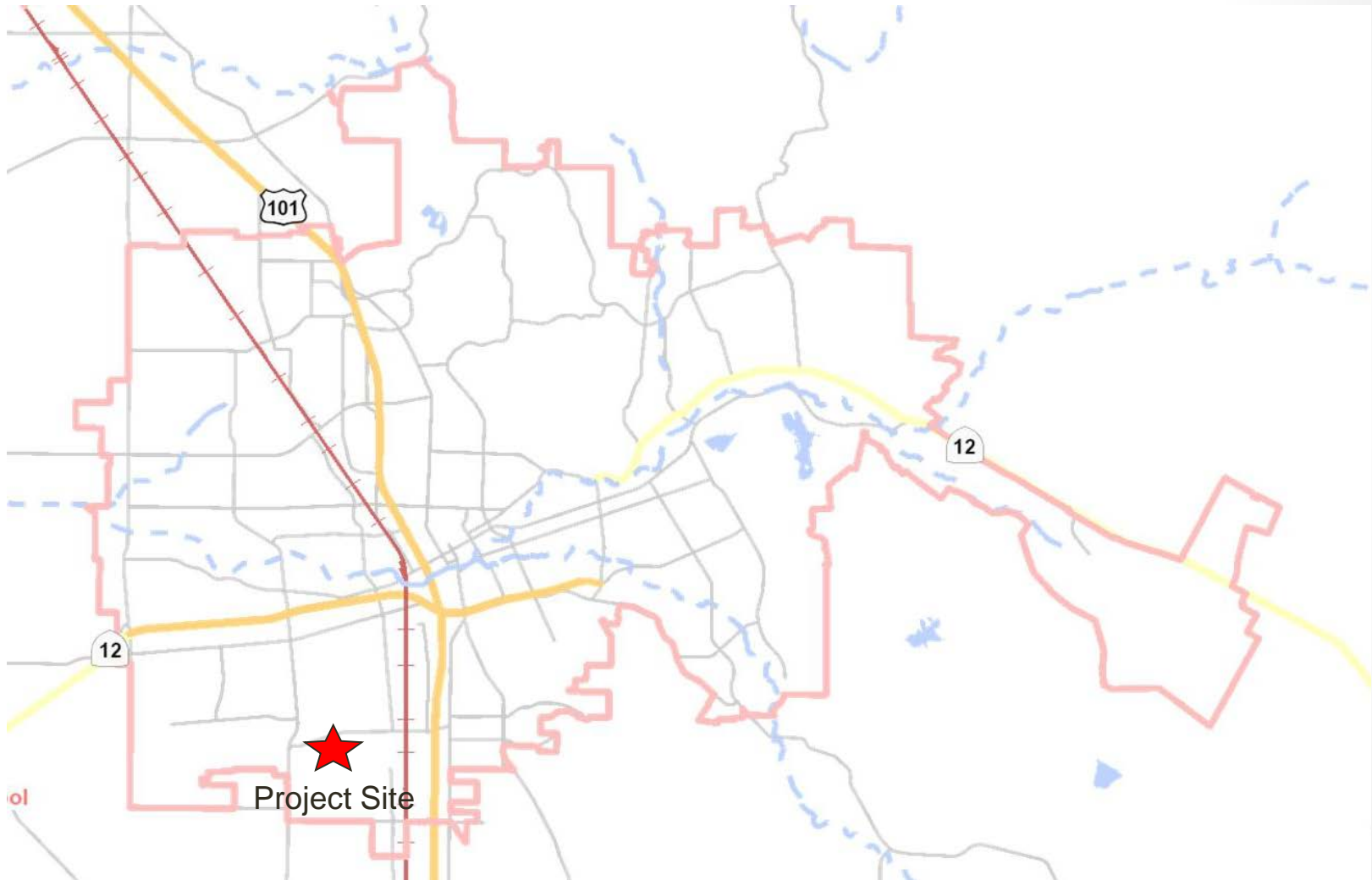
- Appeal of PC Resolution Nos. 11942, 11943, 11944
 - Denying General Plan Amendment (GPA), Conditional Use Permit, Tentative Map
- Grounds for appeal include:
 - Traffic study for GPA demonstrated proposal would be meet/exceed City standards
 - Denial prior to environmental review and conditions of approval arbitrary and capricious
 - Urgent need for housing

PROJECT DESCRIPTION

- Subdivision of 18.4-acre site to accommodate 130 SFDs and 81 ADUs
 - 20 ADUs proposed as affordable
- Improvements include extension of Northpoint Parkway and Street A, lot specific and visitor parking spaces, and landscaping
- Entitlements include General Plan Amendment, Tentative Map, Conditional Use Permit

PROJECT LOCATION

2650, 2666, 2684 Dutton Meadow, 1112 & 1200 Hearn Avenue



PROJECT LOCATION

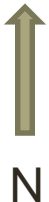
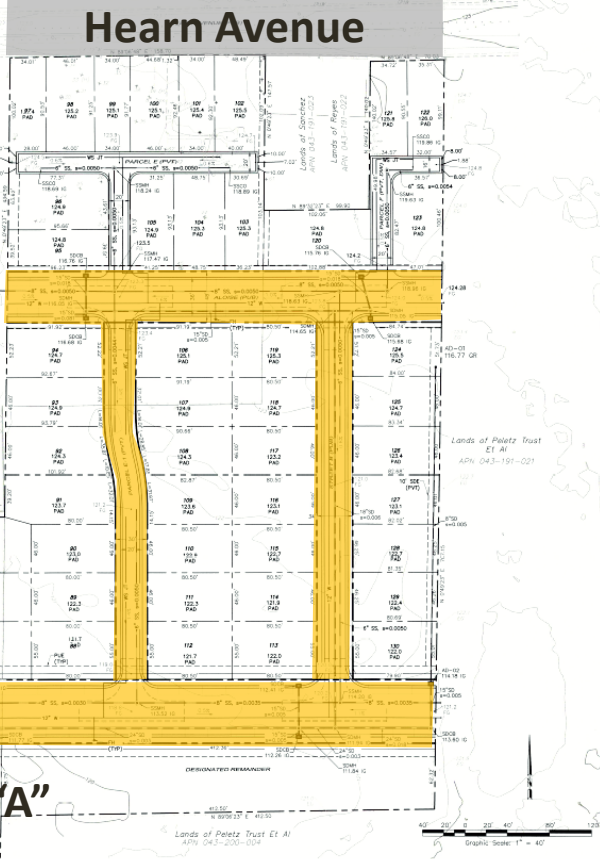
2650, 2666, 2684 Dutton Meadow, 1112 & 1200 Hearn Avenue



TENTATIVE MAP



TENTATIVE MAP



↑ Street "A"

STREET SCENE



'PLAN 2 - B' - WINE COUNTRY

'PLAN 1 - A' - MONTEREY

'PLAN 2 - C' - FARMHOUSE

'PLAN 1 - B' - WINE COUNTRY

'PLAN 2 - A' - MONTEREY



REAR - PLAN 2 - ELEVATION 'A'

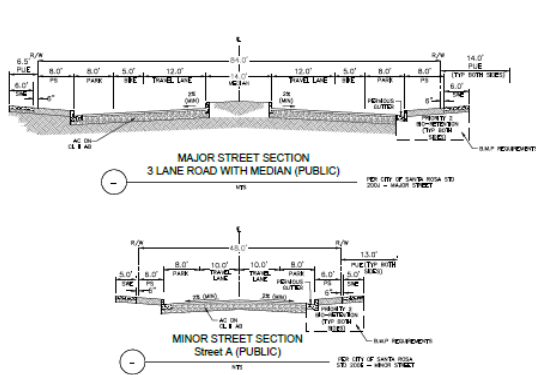
REAR - PLAN 1 - ELEVATION 'B'

REAR - PLAN 2 - ELEVATION 'C'

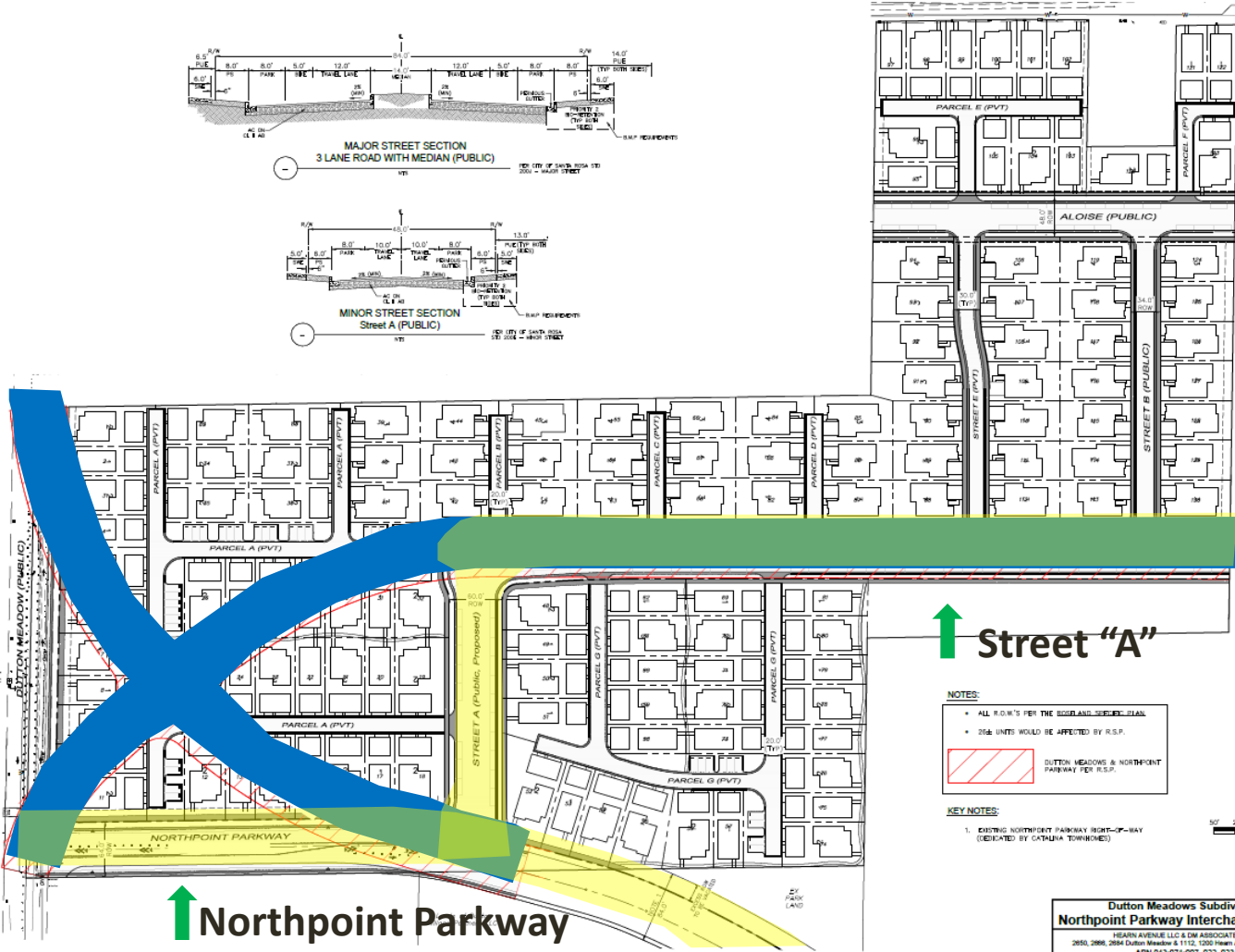
REAR - PLAN 1 - ELEVATION 'A'

REAR - PLAN 2 - ELEVATION 'B'

MODIFIED CIRCULATION



■ Planned
■ Proposed



↑ Street "A"

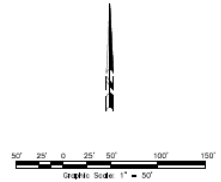
↑ Northpoint Parkway

NOTES:

- ALL ROW'S PER THE SUDLAND SPECIFIC PLAN
- 25& UNITS WOULD BE AFFECTED BY R.S.P.

KEY NOTES:

1. EXISTING NORTHPOINT PARKWAY RIGHT-OF-WAY (DEDICATED BY CATALINA TOWNHOMES)



Dutton Meadows Subdivision
 Northpoint Parkway Interchange Exhibit
 HEARN AVENUE LLC & DM ASSOCIATES LLC
 2850, 2886, 2888 Dutton Meadows & 1115, 1200 Hearn Ave., Santa Rosa, CA
 APN 043-071-007, 022, 023

adobe associates, inc.
 civil engineering and surveying professionals
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December 06, 2018

PROJECT HISTORY

- 2002 and 2003 - Public hearings held to discuss Dutton Meadow Master Plan (Plan)
- January 2003 - Commission directed applicant to address a number of issues
 - Circulation and design of Northpoint Parkway
- January 2006 – Circulation modifications returned to Commission - Master Plan recommended for approval to Council

PROJECT HISTORY

- March 2006 - Dutton Meadow Master Plan approved by City Council.
- May/July 2006 - Dutton Meadows Phase I and Minoia Subdivision Tentative Maps approved - both maps have expired
- October 2009 - Council adopted current General Plan - incorporated circulation elements from Dutton Meadow Master Plan

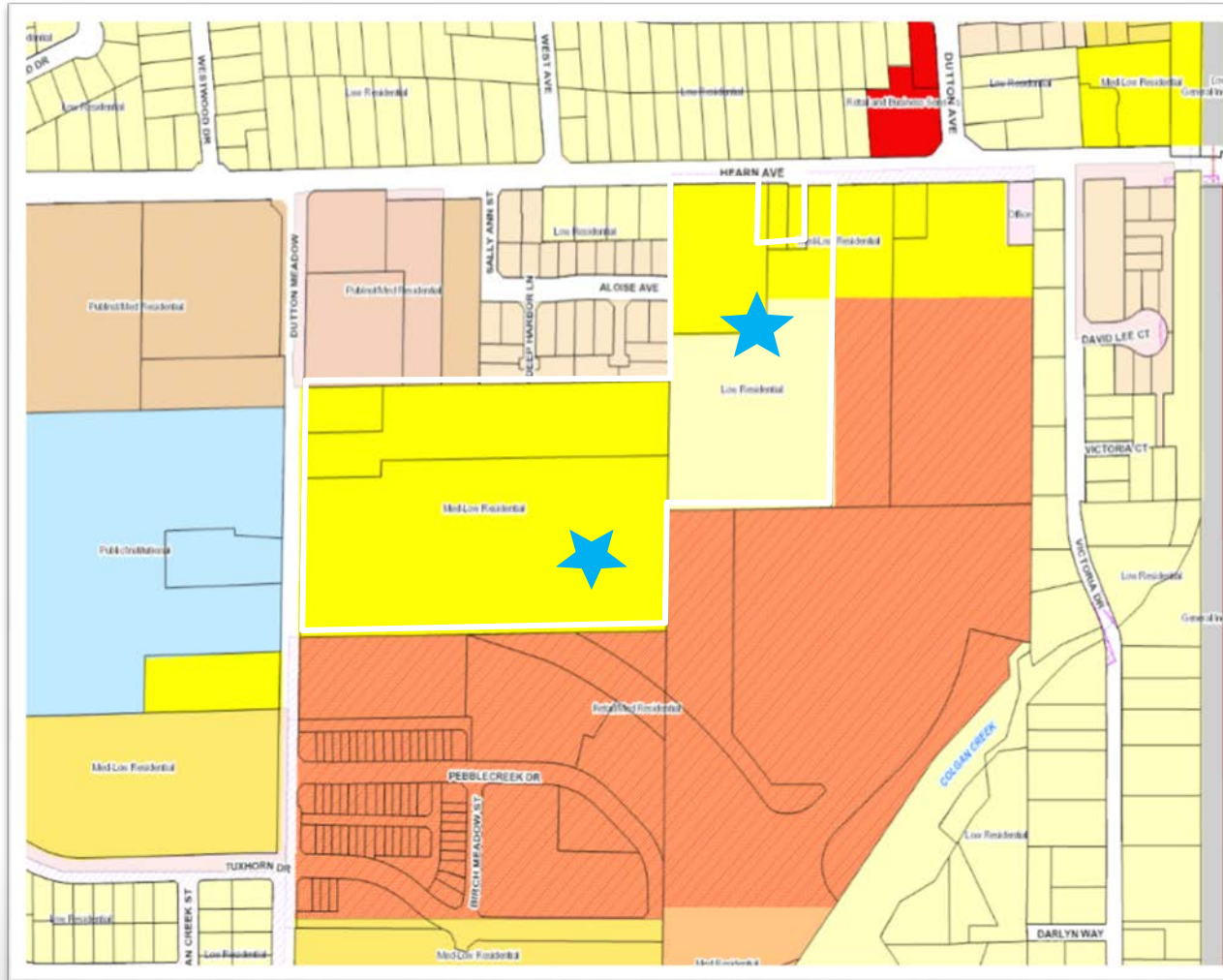
PROJECT HISTORY

- October 2016 - Roseland Area Specific Plan adopted – included circulation as shown in General Plan/Dutton Meadows Master Plan
- March 20, 2018 - Pre-Application meeting
- June 13, 2018 - Neighborhood Meeting
- June 26, 2018 - Applications for GPA, CUP, and TM submitted

PROJECT HISTORY

- September 27, 2018, and October 24, 2018 - City staff and applicant discussed on-going concerns regarding circulation modifications
- December 6, 2018 - City staff informed applicant proposed circulation was not supported
- February 28, 2019 – Planning Commission denied GPA, CUP, and TM
- March 8, 2019 – Applicant filed timely appeal to City Clerk's Office

GENERAL PLAN



- Country Residential
(0.05-0.2 units per acre)
- Very Low Density Residential
(0.2-2.0 units per acre)
- Low Density/Open Space
(2.0-8.0 units per acre)
- Low Density Residential
(2.0-8.0 units per acre)
- Medium Low Density Residential
(8.0-13.0 units per acre)
- Medium Density Residential
(8.0-18.0 units per acre)
- Medium High Density Residential
(18.0-30.0 units per acre)
- Transit Village Medium
(25.0-40.0 units per acre)
- Mobile Homes
(4.0-18.0 units per acre)
- Transit Village Mixed Use
(40 units per acre minimum)
- Retail & Business Services
- Office
- Business Park
- Light Industry
- General Industry
- Public/Institutional
- Parks and Recreation
- Open Space
- Agriculture

GENERAL PLAN

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.

H-A Meet the housing needs of all Santa Rosa residents.

H-C-7 Promote the development of second units. Discuss this option with residential developers during initial development application meetings.

GENERAL PLAN

- T-C Reduce traffic volumes and speeds in neighborhoods.
- T-C-1 Minimize through traffic in residential neighborhoods and avoid excessive traffic volumes greater than that dictated by street design and classification, by providing attractive regional/arterial streets to accommodate cross-town traffic.
- T-F-3 Explore alternative circulation network improvements to accommodate regional through-traffic, focusing on regional/arterial street circulation and regional transportation routes.

ROSELAND AREA SPECIFIC PLAN

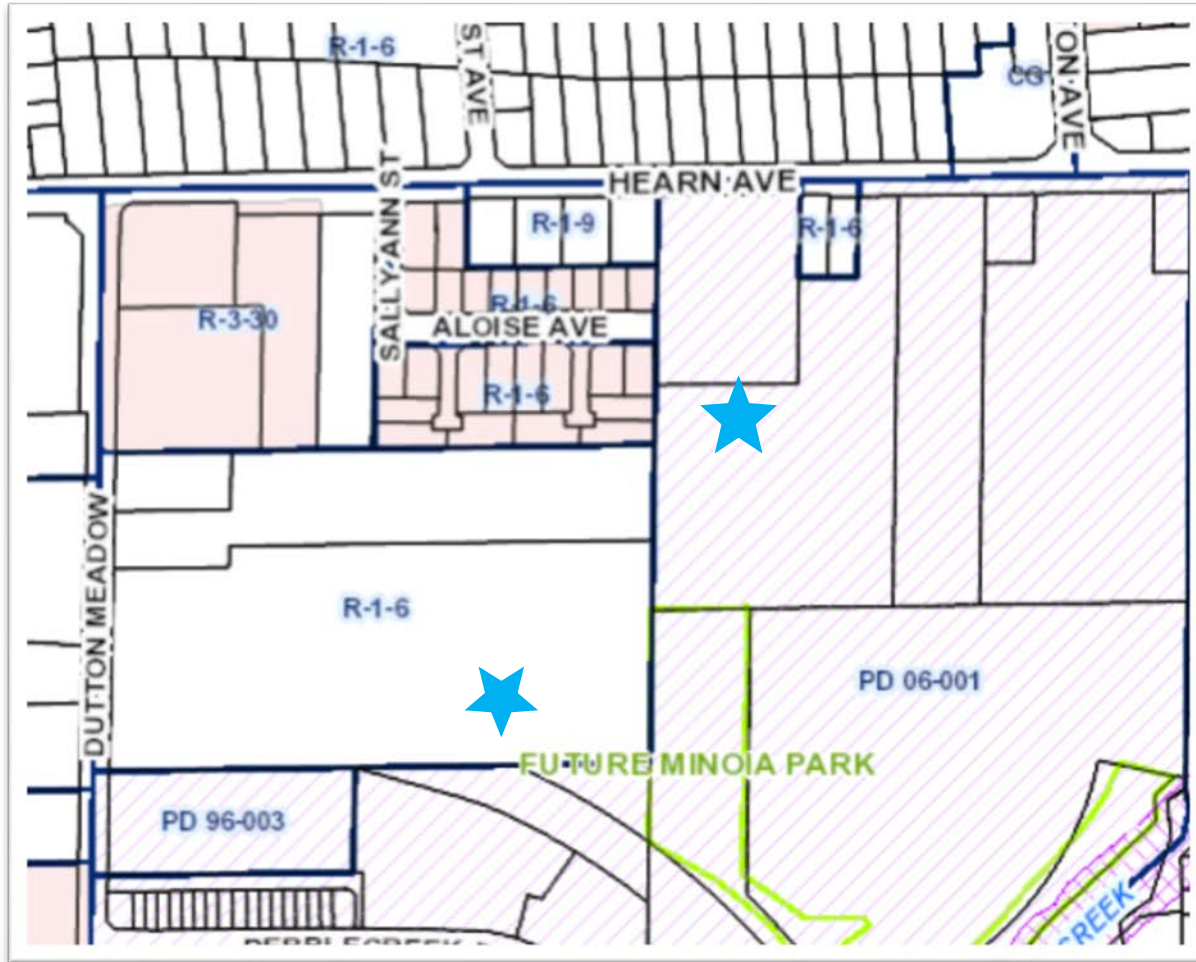
RN-1 - Improve connectivity and traffic flow.

RN-1.1 - Improve connections by creating new streets or extensions of existing streets as shown on Figure 4-1 and Table 4-1.

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.

RN-1.5 - Support the planned construction of a new US Highway 101 overpass at Bellevue Avenue a widened overpass at Hearn Avenue to improve east–west multimodal connectivity to and from the Roseland area.

ZONING



- Zoned R-1-6 (Single-Family Residential) and PD06-001 (Planned Development)
- Each intended for low to medium density residential development

GENERAL PLAN AMENDMENT

- 1. Is there a need to amend the General Plan? Is an amendment to the General Plan warranted?*
- 2. What changes or events have occurred or what new evidence has arisen since the General Plan was adopted which now warrants a change?*
- 3. Have detailed neighborhood plans or other studies revealed the need for a General Plan Amendment?*
- 4. Describe the effect the proposed change will have on the surrounding uses. Describe how the proposed change will affect achievement of the General Plan in this and the surrounding area.*

GENERAL PLAN AMENDMENT

Requested to accommodate detached single-family product

- Required density vs. proposed housing
- Destruction of units increased need, infrastructure necessary

General Plan guides future development through the year 2035 and beyond

- Predictability and stability
- Amendments typically to modify land use or density
- Change to Transportation Element with widespread impacts

GENERAL PLAN AMENDMENT

Housing Development and Infrastructure Connection

- No demonstration proposed housing project outweighs need for adequate regional circulation
- Applicant could decide to construct a different project, or no project
- Significant changes to area wide circulation should be beneficial with or without project

General Plan Amendment detrimental to public interest and convenience

- Reduces functionality of two planned connections
- Increased congestion along Hearn Avenue
- High volume right turn at active school crossing

GENERAL PLAN AMENDMENT

Traffic analysis demonstrates intersections would operate acceptably

- Overall impact anticipated to negatively affect circulation
- Much of area is undeveloped
- Previous analysis regarding infrastructure needs based on streets identified for reconfiguration

Proposal cannot be supported without comprehensive traffic and infrastructure analysis

- General Plan or Specific Plan

APPEAL

- *#1. The proposed Project advances important public interests and denial of the project prior to environmental review and conditions of approval was arbitrary and capricious.*
- *#2. The proposed Project addresses an urgent need for housing in Santa Rosa and presents 210 new housing units to the City's housing stock – including ADUs.*

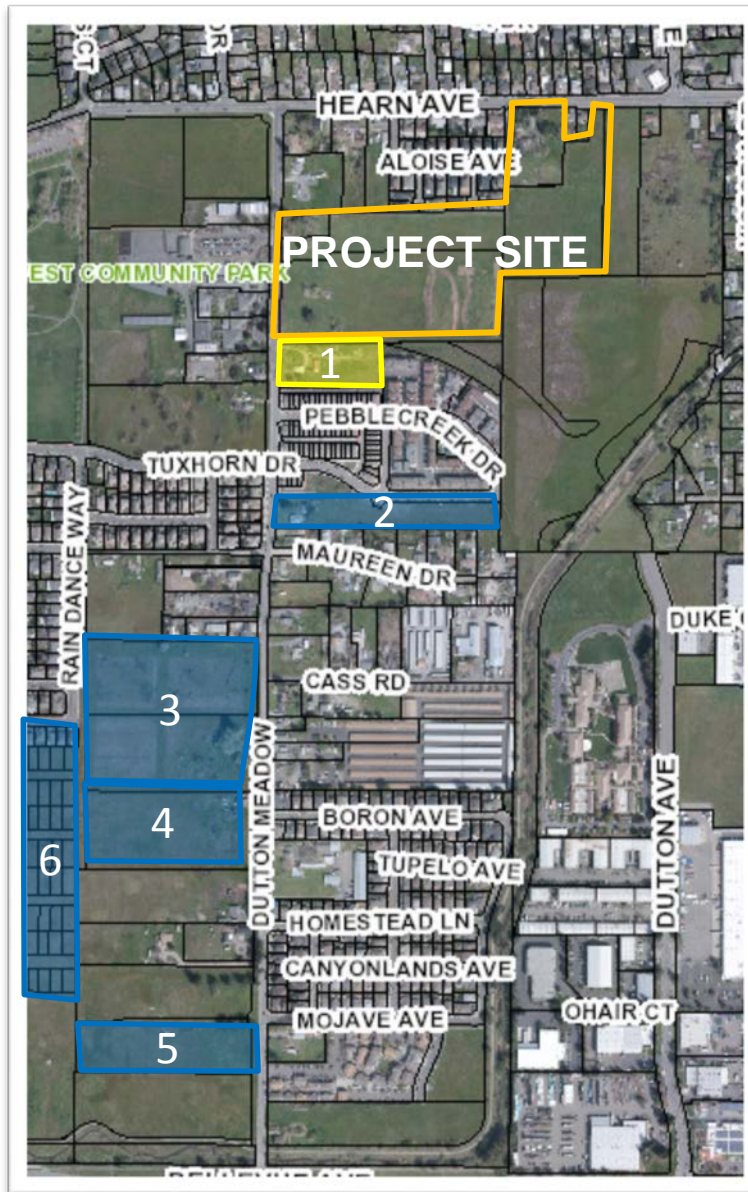
APPEAL

- *#3. The proposed Project appeared to be denied based on concerns that a modified street network would result in unanticipated impacts to future projects. The traffic consultants are confident the Projects roadways will meet or exceed City standards and address safety considerations.*

PUBLIC COMMENTS

- Prefer lower density and less height
- Concerns about existing/exacerbating traffic on Hearn Avenue
- Overall traffic plan/circulation plan for area
- Sidewalk and pedestrian circulation
- Parking concerns
- Traffic on Dutton Meadow from multiple projects

APPROVED PROJECTS IN VICINITY



CEQA

(California Environmental Quality Act)

- California Environmental Quality Act (CEQA) does not apply to projects that an agency rejects or disapproves (Pub. Resources Code § 21080 (b)(5)).
- CEQA is inapplicable once the City determines not to proceed with a project (*Las Lomas Land Co, LLC.v. City of Los Angeles* (2009) 177 Cal.App.4th 837).

ISSUES

REALIGNED ROADWAYS

- Inconsistent with intent of General Plan
- Broader traffic/infrastructure analysis and public process needed
- Southwest quadrant not developed to full General Plan buildout
- Encourages regional traffic through a residential neighborhood
- Increased and unplanned volumes on Dutton Meadow; exacerbate existing delays along Hearn Avenue
- Northpoint Parkway and Dutton Meadow intersection anticipated to result in reduced level of service

RECOMMENDATION

It is recommended by Planning Commission and the Planning and Economic Development Department that the Council deny the appeal and deny the General Plan Amendment, Tentative Map, and Conditional Use Permit for Dutton Meadows Subdivision.

CITY COUNCIL'S OPTIONS

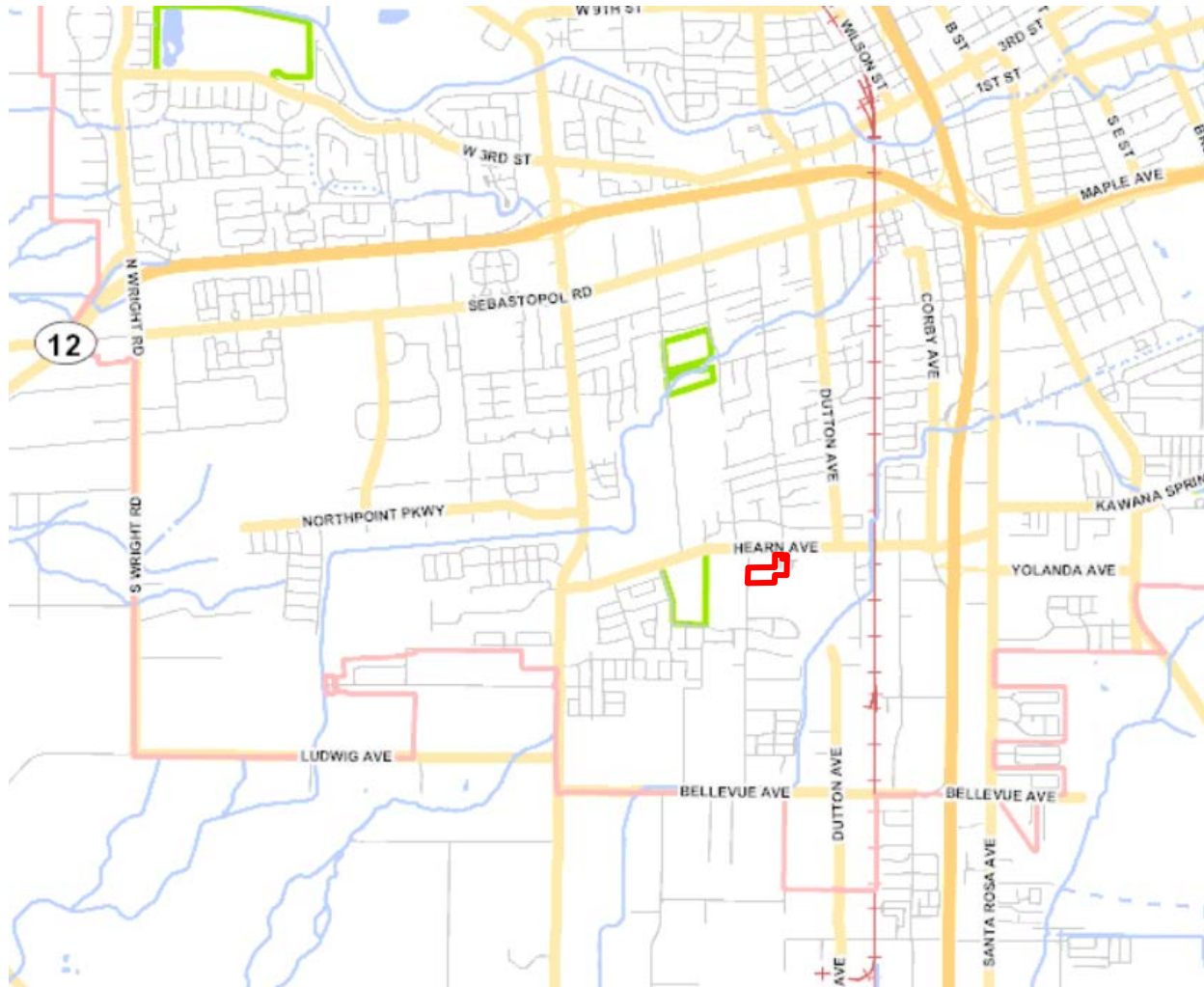
- Staff's Recommendation - Deny the appeal and deny the General Plan Amendment, Tentative Map, and Conditional Use Permit
- Direct Staff to return with resolutions of approval, and environmental analysis completed
 - Staff will need Council to make findings of fact
- Continue the item to allow for applicant to change project or provide additional information/analysis

QUESTIONS?

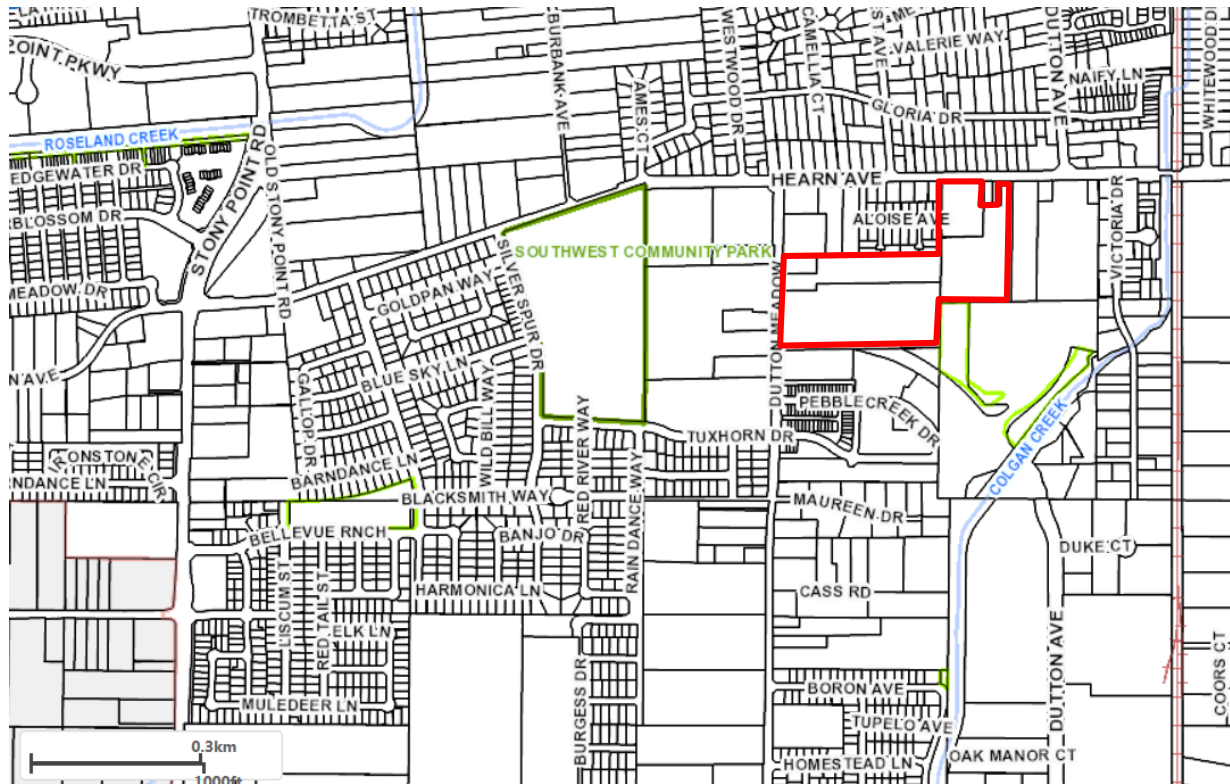
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Additional Slides

Regional Circulation



Regional Circulation



Regional Circulation



Figure 1-Roseland Specific Plan



Figure 2 – Developer's Proposal