

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION

**May 9, 2019**

**PROJECT TITLE**

Guerneville Road Homes

**APPLICANT**

Barry Freeland

**ADDRESS/LOCATION**

1665 Guerneville Road

**PROPERTY OWNER**

1665 Guerneville Rd, LLC

**ASSESSOR'S PARCEL NUMBER**

036-101-010

**FILE NUMBER**

PRJ18-089

**APPLICATION DATE**

December 20, 2018

**APPLICATION COMPLETION DATE**

April 11, 2019

**REQUESTED ENTITLEMENTS**

Rezoning, Tentative Map, Conditional Use  
Permit approval

**FURTHER ACTIONS REQUIRED**

Rezoning – City Council & Design Review

**PROJECT SITE ZONING**

Existing: RR-20 (Rural Residential)

Proposed: R-3-18 (Multi-Family  
Residential)

**GENERAL PLAN DESIGNATION**

Medium Density Residential

**PROJECT PLANNER**

Kristinae Toomians

**RECOMMENDATION**

Approval

For Planning Commission Meeting of: May 9, 2019

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION  
FROM: KRISTINAE TOOMIANS, CITY PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: GUERNEVILLE ROAD HOMES

AGENDA ACTION: THREE RESOLUTIONS

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RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by three resolutions, recommend that the City Council introduce and adopt an ordinance to Rezone the subject parcel to the R-3-18 (Multi-Family Residential) Zoning District, approve a Conditional Use Permit for a small lot subdivision, and adopt a Tentative Map for Guerneville Road Homes, a 12-lot subdivision, located at 1665 Guerneville Road, Assessor's Parcel No. 036-101-010.

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EXECUTIVE SUMMARY

Guerneville Road Homes is a proposal to subdivide an approximately one-acre lot into twelve lots, and construct 12 single-family attached units, of which three will include accessory dwelling units (ADU). The Planning Commission is being asked to consider the following items:

- A Rezoning from RR-20 (Rural Residential) Zoning District to R-3-18 (Multi-Family Residential)

- A Conditional Use Permit for a small lot subdivision to allow lot sizes less than 6,000-square-feet
- A Tentative Map to subdivide the existing property into 12 individual parcels

**BACKGROUND**

**1. Project Description**

The project site is located east of Marlow Road and west of Ridley Avenue. The site is currently developed with one single-family residence.

The project proposes to subdivide the one-acre parcel into 12 individual lots, and construct 12, three-story, single-family attached dwellings, of which three will include single-story, attached ADUs. The applicant has provided floor plans for the proposed attached single-family dwellings and the attached ADUs proposed on Lots 6, 7, and 11. The square-footage ranges from 1,530-square-feet to 1,750-square-feet for homeowners



*Figure 1: Aerial of project site.*

that opt to fully build out the ground floor entry/garage level. Each unit will have a two-car garage, stepped back from the front of each dwelling. Each driveway can accommodate two additional parking spaces for guests.

Primary access for the subdivision is off of Guerneville Road, with the single-family attached units, sharing access from a proposed dedicated Elson Way. The City’s Engineering Division anticipates that Elson Way will be extended north in the future, and has required a temporary emergency vehicle turnaround until that occurs.

**2. Surrounding Land Uses**

- North: RR-40 – single-family residence with orchard
- South: R-1-6 & PD04-001 – developed with single-family detached and single-family attached units.
- East: RR-20 – developed with a private meeting facility (Redwood Forest Friends Meeting House)
- West: RR-20 – developed with a single-family dwelling

The project is located at 1665 Guerneville Road, on a one-acre parcel in northwest Santa Rosa, on the north side of Guerneville Road, between Ridley Avenue and Marlow Road.

3. Existing Land Use – Project Site

The project site is located east of Marlow Road and west of Ridley Avenue. The site is currently developed with one single-family residence.

The one-acre project site has frontage and proposed access on Guerneville Road via a newly constructed Elson Way.

4. Project History

- May 20, 2018                      A Pre-Application Neighborhood Meeting was held.
- December 20, 2018            Applicant submitted project applications and plans.
- January 24, 2019                A Notice of Application was mailed to property owners within 400-feet.
- April 11, 2018                    The application was deemed complete

ANALYSIS

1. General Plan

The General Plan designation for the site is Medium Density Residential, which allows residential development at a density of 8 to 18 units per acre. The parcels in the surrounding area share the same or similar land use designation. While the midpoint density is 13 dwelling units per acre, the proposed project density of 12 units per acre allows for the construction

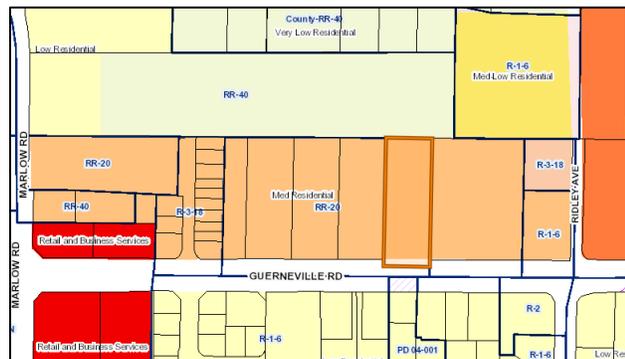


Figure 2: General Plan and Zoning Designations for surrounding properties.

of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints. The City’s Engineering Division anticipates that Elson Way will be extended north in the future, and has required a temporary emergency vehicle turnaround until that occurs. The following General Plan goals and policies are most relevant to the proposed project:

**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-2 Require development at the mid-point or higher of the density range in Medium and Medium High Density Residential Categories. Allow exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the mid-point impossible to achieve

**Urban Design**

- UD-F-3 Encourage creative subdivision design that avoids walling to neighborhoods abutting regional/arterial streets with long monotonous stretches of fencing or walls.
- UD-G-4 Provide through-connections for pedestrians and bicyclists in new developments. Avoid cul-de-sac streets unless public pedestrian/bikeways interconnect them.

**Housing**

- H-C-6 Facilitate higher-density and affordable housing development in Priority Development Areas (PDA), which include sites located near the rail transit corridor and on regional/arterial streets for convenient access to bus and rail transit.

**Transportation**

- T-D Maintain acceptable motor vehicle traffic flows.
- T-J Provide attractive and safe streets for pedestrians and bicyclists.

**Staff Response:**

The project will provide 12 single-family attached dwelling units, with three attached ADUs, providing a diverse housing type and price range. The subdivision fosters livability by designing the lots to accommodate single-family attached housing, while providing diversity to the residential neighborhood. The project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling

units per acre, and the project proposes a single-family attached unit type at 12 units per acre. While General Plan requires residential development at midpoint or higher of the density range, it allows exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the midpoint impossible to achieve. While the midpoint density for this parcel is 13 dwelling units per acre, the proposed project density of 12 units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints on a narrow 120.6-foot wide lot. The City's Engineering Division anticipates that Elson Way will be extended north in the future, and has required a temporary emergency vehicle turnaround until that occurs.

The project design will have a visual presence on Guerneville Road. Guerneville Road will be improved as a Boulevard along the entire project frontage, with a bike lane, a median, an 8-foot planter strip, and a 6-foot sidewalk. The newly proposed street, Elson Way, will be constructed with 6-foot sidewalks. The City's Engineering Division anticipates that Elson Way will be extended north in the future, and has required a temporary emergency vehicle turnaround until that occurs.

## 2. Zoning

- North: RR-40 – single-family residence with orchard
- South: R-1-6 & PD04-001 – developed with single-family detached and single-family attached units.
- East: RR-20 – developed with a private meeting facility (Redwood Forest Friends Meeting House)
- West: RR-20 – developed with a single-family dwelling

The subject site is currently within the RR-20 – Rural Residential Zoning District. The applicant proposes to rezone the property to R-3-18 – Multi-Family Residential, which conforms to the General Plan designation of Medium Density Residential.

Per Zoning Code Section 20-42.140, a small lot subdivision may be proposed and approved on any site within the R-1, R-2, R-3 Zoning Districts. Because the subdivision proposes lot sizes smaller than the R-3-18 minimum lot size of 6,000 square-feet, the applicant has requested a Conditional Use Permit for a residential small lot subdivision. Zoning Code Section 20-42.140 provides development standards for small lot subdivisions and allows flexibility for individual units or project design alternatives if authorized by the review authority as part of Conditional Use Permit approval. The applicant has not requested any special consideration from the allowable standards summarized below:

Lot Size – The Code does not limit the lot size for attached units. The Project proposes lots ranging in size from 1,823 to 3,098-square-feet.

**Building Height** - The maximum allowable building height for residential structures is 35 feet. The proposed elevations depict the proposed units at 33-feet tall. While these plans are not binding through the CUP process, the plans indicate the applicant’s intent to develop within the height regulation. The Project has been further conditioned to comply with development standards in Zoning Code Section 20-42.140.

**Setbacks** - The Tentative Map identifies all setback lines in compliance with development standards for small lot subdivisions.

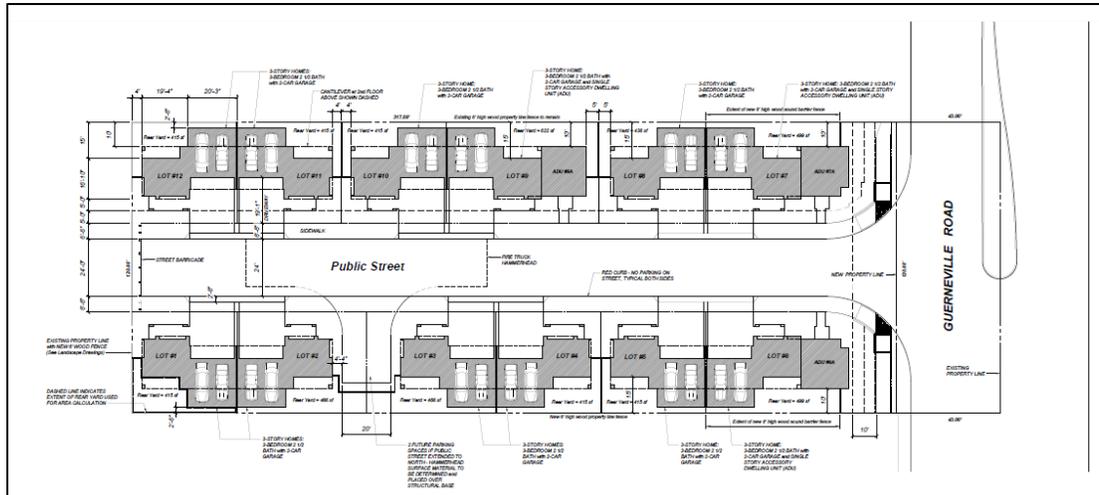


Figure 3: Proposed lot configuration.

**Private Open Space** - The standard requirement for private open space on individual lots within a small lot subdivision is 400 square feet, of which no dimension should be less than 15 feet, unless otherwise approved through the CUP process. All lots meet this requirement.

**Parking**

Pursuant to Zoning Code Chapter 20-36, Table 3-4, a single-family dwelling with two or more bedrooms is required to provide one covered space, plus 1.5 visitor spaces per unit. An ADU triggers the requirement for one additional parking space, which is permitted uncovered, compact, tandem, and in setback area. As designed, the Project provides four off-street spaces per lot, consisting of two garaged spaces and two in each driveway.

3. **Neighborhood Comments**

The City held a Pre-Application Neighborhood Meeting on May 30, 2018. No members of the public attended.

A Notice of Application was mailed to all property owners within 400-feet of the project site. At the time of this writing, no comments have been received from neighbors of the project site.

#### 4. Public Improvements/On-Site Improvements

Guerneville Road will be improved as a Boulevard along the entire project frontage, with a bike lane, a median, an 8-foot planter strip, and a 6-foot sidewalk. The newly proposed street, Elson Way, will be constructed with 6-foot sidewalks. The City's Engineering Division anticipates that Elson Way will be extended north in the future, and has required a temporary emergency vehicle turnaround until that occurs.

#### FINDINGS REQUIRED FOR TENTATIVE MAP

Decisions on Tentative Maps are based on the four discretionary standards found in City Code Section 19-24.080(A-D). Applicable Tentative Map standards followed by a staff analysis of the project's compliance with the standards is as follows:

- A. That the proposed map is consistent with the general plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.

**Staff Response:** The project site is located in an area designated by the General Plan Land Use Diagram as Medium Density Residential, which allows residential development at a density of 8-18 units per acre. The project is proposed at a density of 12 units per acre.

- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.

**Staff Response:** City Staff has reviewed the project plans and determined that there is adequate water and sewer capacity. The site will be developed in compliance with the City's Standard Urban Stormwater Mitigation Plan (SUSMP).

- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities.

**Staff Response:** All structures have been designed with sufficient windows to allow the inflow of sunlight for natural heating, and larger tree species will be planted throughout the subdivision providing shade or cooling opportunities.

- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987).

**Staff Response:** The project has been reviewed by City Staff and was found to be in compliance with all City Utilities and Infrastructure.

## ENVIRONMENTAL IMPACT

The project qualifies for a Class 32 exemption, per Section 15332, in that:

- The project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes a single-family attached unit type at 12 units per acre. While General Plan requires residential development at midpoint or higher of the density range, it allows exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the midpoint impossible to achieve. While the midpoint density for this parcel is 13, the proposed project density of 12 units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints on a narrow 120.6-foot wide lot. The City's Engineering Division anticipates that Elson Way will be extended north in the future, and has required a temporary emergency vehicle turnaround until that occurs.
- The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses.
- According to the City's maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  - The project was reviewed by City agencies and any potential impacts will be lessened by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan.
- The site can be adequately served by all necessary utilities and public services.

In addition, the project qualifies for a Pursuant to Section 15183, any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

Review of CEQA Guidelines Section 15183 shows that:

- 1.) The proposed Project's development density is consistent with the General Plan and Zoning Code which were subject to a previous EIR, and no further environmental documentation can be required. Project specific studies have determined that there are no project specific significant impacts that are unique to the proposed Project (§15183(a)).

- 2.) The proposed Project's impacts are not unique to it and any project-specific impacts will be mitigated by uniformly applied development policies and standards. These include the protection of cultural resources, standard requirements for the mitigation of wetland impacts and the implementation of standard protection measures for CTS where projects are developed within CTS critical habitat. Therefore, additional environmental analysis is not required. (§15183(c))
- 3.) There is no new information showing that these uniformly applied standards and policies will *not* mitigate the proposed Project's unique environmental impacts (§15183(f)).
- 4.) The City's, "uniformly applied development policies or standards," include the standards listed in the CEQA Guidelines (§15183(g)).
- 5.) Off-site and cumulative impacts for housing projects were identified and addressed in the General Plan EIR (which included the proposed Project site) and no additional environmental review is required (§15183(j)).

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not Applicable

### NOTIFICATION

This item was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

### ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Neighborhood Context Map
- Attachment 3 - Site Photos
- Attachment 4 - Tentative Map
- Attachment 5 - Project Plans (For Reference Only)
- Attachment 6 - Exhibit A Memo from Engineering
- Resolution 1 - Rezoning
- Resolution 2 - Conditional Use Permit
- Resolution 3 - Tentative Parcel Map
- Exhibit A - DAC Report (Attached to Reso 3)

CONTACT

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