

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
February 14, 2019

PROJECT TITLE

Lantana Place Homes Tentative Map

APPLICANT

Karen Massey

ADDRESS/LOCATION

2979 Dutton Meadow

PROPERTY OWNER

Burbank Housing Development
Corporation

ASSESSOR'S PARCEL NUMBER

043-121-013

FILE NUMBER

MAJ18-004

APPLICATION DATE

May 1, 2018

APPLICATION COMPLETION DATE

January 8, 2019

REQUESTED ENTITLEMENTS

Tentative Map approval

FURTHER ACTIONS REQUIRED

No additional entitlement actions required

PROJECT SITE ZONING

R-3-18 (Multi-Family Residential)

GENERAL PLAN DESIGNATION

Medium Density Residential

PROJECT PLANNER

Adam Ross

RECOMMENDATION

Approval

Agenda Item # 10.2
For Planning Commission Meeting of: February 14, 2019

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION
FROM: ADAM ROSS, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: LANTANA PLACE HOMES TENTATIVE MAP

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Subdivision Tentative Map for the Lantana Place Homes subdivision, located within the Roseland Priority Development Area, to subdivide a 3.79 acre parcel into 48 lots that would allow development of 48 affordable attached residential duets pursuant to the Minor Use Permit (CUP18-085) and Minor Design Review Permit (DR18-031).

EXECUTIVE SUMMARY

The proposed development includes the subdivision of a 3.79 acre parcel into 48 single-family lots accounting for 2.53 acres of Net Developable Area and the remainder dedicated to right-of-way and two parcels for bioretention areas. The smallest residential lots will be 1,870 square feet, the largest proposed lot is 4,135 square feet, and the average lot size is 2,128 square feet. The entitlement requested includes a Tentative Map to subdivide a 3.79-acre parcel into 48 single-family residential lots and associated public and private improvements. A Minor Conditional Use Permit for a small lot subdivision and Minor Design Review Permits for this Project will be reviewed by the Zoning Administrator (ZA) on February 7, 2019. Staff will update the Commission on the ZA's action. The project also includes \$5.78 million dollars from the Santa Rosa Housing Authority Community Development Block Grant (CDBG funds) as well as funding from the County of Sonoma Community Development Commission. Staff is recommending approval of the project based on compliance with Zoning Code requirements and consistency with the General Plan and Roseland/Sebastopol Road Specific Plan policies associated with land use compatibility, range of housing types, and proximity to services and amenities.

BACKGROUND

1. Project Description

On November 28, 2007, the City of Santa Rosa's Subdivision Committee approved a parcel map that subdivided a 7.99-acre parcel (APN: 043-121-006) with the 2975 Dutton Meadow address. The parcel map created the 3.79-acre parcel (APN: 043-121-013) along with 2979 Dutton Meadow as a non-mailing address for the site.

On August 13, 2009, the Planning Commission approved Lantana Place, a 96-unit residential rental project located at 2975 Dutton Meadow proposed by Burbank Housing Development Corporation. Due to funding constraints, the project was not developed.

On May 1, 2018, Burbank Housing Corporation submitted the Project applications including a Tentative Map to subdivide the property; a minor Conditional Use Permit for the small lot subdivision within the Roseland Priority Development Area; and a minor Design Review for attached housing within the Roseland Priority Development Area. On September 7, 2018, Staff issued a Notice of Staff Issues. On January 16, 2019, Staff deemed the project application complete.

On February 7, 2019, the Zoning Administrator will hold a special meeting to consider the Minor Conditional Use Permit (File No. CUP18-085) and Minor Design Review (DR18-031) for a small lot subdivision with attached housing within a Priority Development Area. The Project would be subject to a condition of approval requiring that the Planning Commission approve the Tentative Map (MAJ18-004) should the ZA approve the project.

The proposed development includes the subdivision of a 3.79 acre parcel into 48 single-family lots accounting for 2.53 acres of Net Developable Area. The smallest residential lots will be 1,870 square feet, the largest proposed lot is 4,135 square feet, and the average lot size is 2,128 square feet. The remainder of the parcel will be dedicated to right-of-way along with two parcels for on-site storm water retention and treatment in bioretention areas. The two parcels containing the bioretention areas will be dedicated to the City of Santa Rosa. A special tax district shall be established to provide the funding required for continued maintenance of the two parcels where the City of Santa Rosa shall oversee a contract with third-party to handle the maintenance.

2. Surrounding Land Uses

North: (R-3-18) Vacant, undeveloped

South: (R-3-18) Vacant, undeveloped

East: (R-3-18) Multi-family and Single-family residential

West: (R-3-18) Vacant, undeveloped

The project is located at 2979 Dutton Meadow, on a 3.79-acre parcel in Southwest Santa Rosa near the intersection of Dutton Meadow and Bellevue Avenue within the Roseland/Sebastopol Road Specific Plan and Roseland Priority Development Area. East of the site is the Colgan Meadows multi-family complex owned and operated by Burbank Housing as well as a single-family residence separated by Dutton Meadow; a vacant 3.79-acre site to the north; a vacant 4.58-acre parcel to the south; and a 4.78-acre vacant parcel to the west.

3. Existing Land Use – Project Site

The 3.79-acre project site has frontage and proposed access on Dutton Meadow. The project site will have new frontage and access on Common Way to the west. The site is in an area that is urbanizing with numerous pending and approved subdivisions along Dutton Meadow to the north of the site. The site is currently vacant, with a few trees on the northeast portion along with grasses throughout. The property was most likely used as grazing land in the past. The site contains seasonal wetlands and is located within the California Tiger Salamander habitat. Mitigation credits have been purchased pursuant to state and federal regulations for the original project and additional credits will be purchased (if necessary).

4. Project History

Aug 9, 2017	Pre-Application Meeting was held (PRAP17-048)
Jan 3, 2018	Pre-Application Neighborhood Meeting was held
Jan 18, 2018	Pre-Application Concept Design Review was completed
April 26, 2018	Engineering Variances for the project were approved for neighborhood street sections, minimum distance between intersections, and standard knuckle configuration (ENGV18-009, ENGV18-010, ENGV18-011)
May 1, 2018	Application was submitted to the Planning and Economic Development Department
May 29, 2018	The Project was referred to City departments, applicable jurisdictions, and Tribal review
Sept 7, 2018	Notice of Issues was given to the applicant
Oct 30, 2018	Applicant resubmitted plans
Jan 9, 2019	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. The project density (13 units per acre) is at the midpoint of the allowed density range. 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.

Roseland/Sebastopol Road Specific Plan

- AH-1 Provide a variety of housing types and densities to support a diverse population.
- 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-1.1 Improve connections by creating new streets or extensions of existing streets, as identified in 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.
- 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.

Staff Response:

The project furthers a number of goals and policies of the General Plan and Roseland/Sebastopol Road Specific Plan. The subdivision fosters livability by designing the lots to accommodate single-family attached housing and provides diversity of the residential neighborhood. The project is at the midpoint of density and does not require any special accommodation for density.

The project design orients units facing onto Dutton Meadow and onto the new Common Way and does not include long stretches of fencing or walls. The project provides through-connection from Dutton Meadow and the new Common Way.

The project provides safe and attractive streets including right-of-way dedications, street improvements, and new streets by building a part of Common Way (new), all of Lantana Lane and Mojave Avenue (new), frontage improvements on Dutton Meadow, dedication on Common Way for a Class I bicycle path, and dedication on Dutton Meadow for a bus stop. Additionally, a Traffic Memo prepared by W-Trans, dated October 5, 2018, was submitted in part with the project and accepted

by City Traffic Engineering to ensure the ongoing acceptable motor vehicles traffic flow.

2. Zoning

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

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

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

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

The subject site is currently within the R-3-18 (multiple-family residential) zoning district. 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. However, pursuant to the Resilient City Development Measures found in Zoning Code Section 20-16, small lot residential subdivisions within a Priority Development Area are permitted with ZA approval of a Minor Use Permit (Code section 20-16.060(B)(14).).

3. Housing Allocation Plan (HAP)

The developer of Lantana Place Homes subdivision shall comply with City Code section 21-02, Housing Allocation Plan, through (a) provision of the appropriate number of on-site affordable units, (b) payment of housing impact fees, or (c) an alternative compliance proposed in accordance with City Code section 21-02.070 and approved by the Director of Planning and Economic Development. For purposes of this condition, the Director of Planning and Economic Development is designated as the review authority for review and acceptance of innovative Housing Allocation Plan compliance strategies under City Code section 21-02.070(D).

Per Condition 157 of the DAC Report, "The applicant shall enter into an agreement with the Santa Rosa Housing Authority to provide 25 homeownership units affordable to households earning up to 80% of Area Median Income, and 23 homeownership units affordable to households earning up to 120% of Area Median Income."

4. Neighborhood Comments

At the time of this writing, no comments have been received from neighbors of the project site.

5. Public Improvements/On-Site Improvements

The developer will be constructing a portion of the following streets: Dutton Meadow and Common Way. Along Dutton Meadow the developer will be

renovating the existing street from the centerline to include a travel lane, bike lane, parking lane, planter strip and sidewalk. The Dutton Meadow improvements also include dedication for a new bus stop. The developer will be required to construct two new through streets between Dutton Meadow and Common Way called Mojave Avenue and Lantana Lane. The streets will be built with two travel lanes with a parking lane on the south side of the streets, planter strips, and sidewalks on both streets. Common Way runs in a north/south direction and is on the west side of the project site. The developer will be required to build the full street within the right-of way, including a parking lane on the project side, two travel lanes, and an 8' bike path.

6. Traffic and Parking

Per Zoning Code Section 20-36.040, attached housing with two or more bedrooms require 1 covered space plus 1.5 visitor space per unit. Visitor spaces may be in tandem with spaces for the unit, or on street abutting the property. The site includes 48-attached residential units requiring 120 parking spaces. The site provides 145 parking spaces for the site. Therefore, parking is adequate for the site.

The project included a Traffic Study for the Lantana Place Homes, prepared by W-Trans on October 5, 2018, indicating that 36 AM Peak Hour trips and 48 PM Peak Hour trips would be created with this project. The project will generate less than 50 Peak Hour trips, therefore a full traffic impact analysis is not required pursuant to the City's *Standard Guidance for the Preparation of Traffic Impact Analysis*.

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 13 units per acre. The project is within the Roseland/Sebastopol Road Specific Plan, which allows the same density and allows small lots as an alternative to attain more affordable housing within the City of Santa Rosa;

- 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: The project complies with the City of Santa Rosa Housing Allocation Plan (HAP), including City Code Section 21-02.070(D), providing for alternatives to payment of housing impact fees, including “other innovative approaches endorsed by the review authority for the residential development.” The applicant’s alternative proposal to provide 25 homeownership units affordable to households earning up to 80% of Area Median income, and 23 homeownership units affordable to households earning up to 120% of Area Median Income as conditioned in Development Advisory Committee Report Exhibit A, meets and satisfies HAP objectives and HAP Section 21-02.070 Alternative Compliance subsection (D) Innovation Encouraged, that states that “innovative alternatives to providing affordable housing not outlined in this chapter shall be evaluated by staff and considered on a case-by-case basis.”

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; and

- 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 proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457 in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

The Project also qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the project is consistent with the City’s General Plan for which an EIR was prepared and certified by the Council on November 3, 2009, As evidenced by the

Environmental Checklist prepared for the project, the project does not contain conditions, nor would it result in effects that:

- a. Are peculiar to the project or the parcel on which the project would be located,
- b. Were not analyzed as significant effects in the General Plan EIR
- c. Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan-or
- d. Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On January 18, 2018, the Design Review Board (DRB) recommended that the applicant explore the following items: rooflines and materials for design cohesiveness and for maintenance considerations; consider using one architectural style; revisit the accentuated verticality of some of the rooflines; consider variation in size and number of bedrooms to offer smaller units for varied price points; consider ground floor master bedrooms for some of the units; and provide generous-sized windows where possible. The DRB indicated that the C/D elevation is more successful than the others, for variation and massing. The DRB recommended that the next submittal show a streetscape for a good view of the elevations.

A Special Zoning Administrator Meeting for this project will be reviewed for the Minor Design Review and Minor Conditional Use Permit for this project (CUP18-085 and DR18-031). Any approval/denial or continuance will be sent as a Late Correspondence to the Planning Commission.

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 on-site signs, 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 – DRAFT Lantana 15183 Analysis, prepared by SHN Engineers & Geologists, Inc., dated October, 2018.

Attachment 3a – Appendix A-Special Status Plant Survey Report, prepared by Ted

- Windfield & Associates, dated May 26, 2018
- Attachment 3b – Appendix B-Biological Resources Assessment, prepared by Lucy Macmillan and Dana Riggs, dated May, 2018
- Attachment 3c – Appendix C-Cultural Resources Study, prepared by Taylor Alshuth and Janine Origer, dated October 1, 2018.
- Attachment 3d – Appendix D-Geotechnical Reports, prepared by RGH Consultants, dated April 30, 2018
- Attachment 3e – Appendix E-Phase 1 Environmental Site Assessment, prepared by Harris and Lee Environmental Sciences, LLC., dated February, 27, 2018
- Attachment 3f – Appendix F-Focused Traffic Study, prepared by W-Trans, dated October 5, 2018
- Attachment 4 – Tentative Map Received January 8, 2019
- Attachment 5 – Project Plans (For Reference Only), received November 5, 2018
- Attachment 6 – DAC Report, dated January 24, 2019

Resolution

CONTACT

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