

City Council

March 29, 2016

Project Name: Marlow Road Development

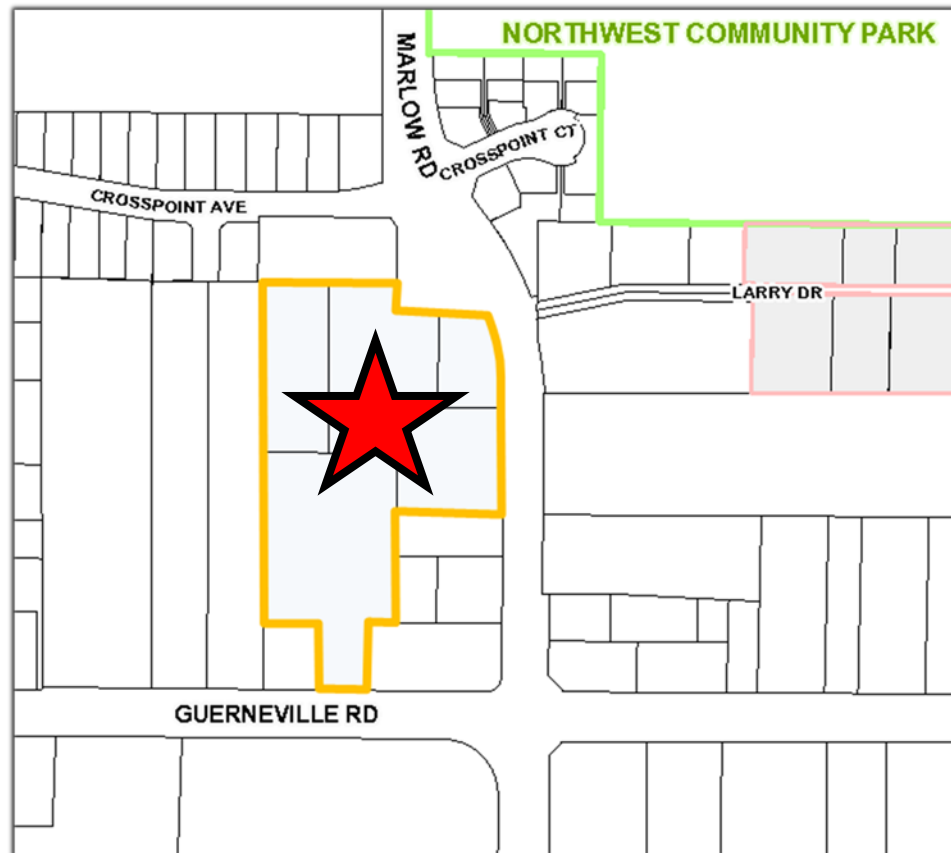
Applicant: Greg Hall & Jili Jiang

Planner: Susie Murray

Proposal

- General Plan Amendment –
 - Low Density Residential to Medium Density Residential
- Rezoning –
 - R-1-6 (Single-Family Residential) & RR-40 zoning districts to the R-3-18 (Multi-Family Residential) zoning district

2199 Marlow Road and 2045 Guerneville Road

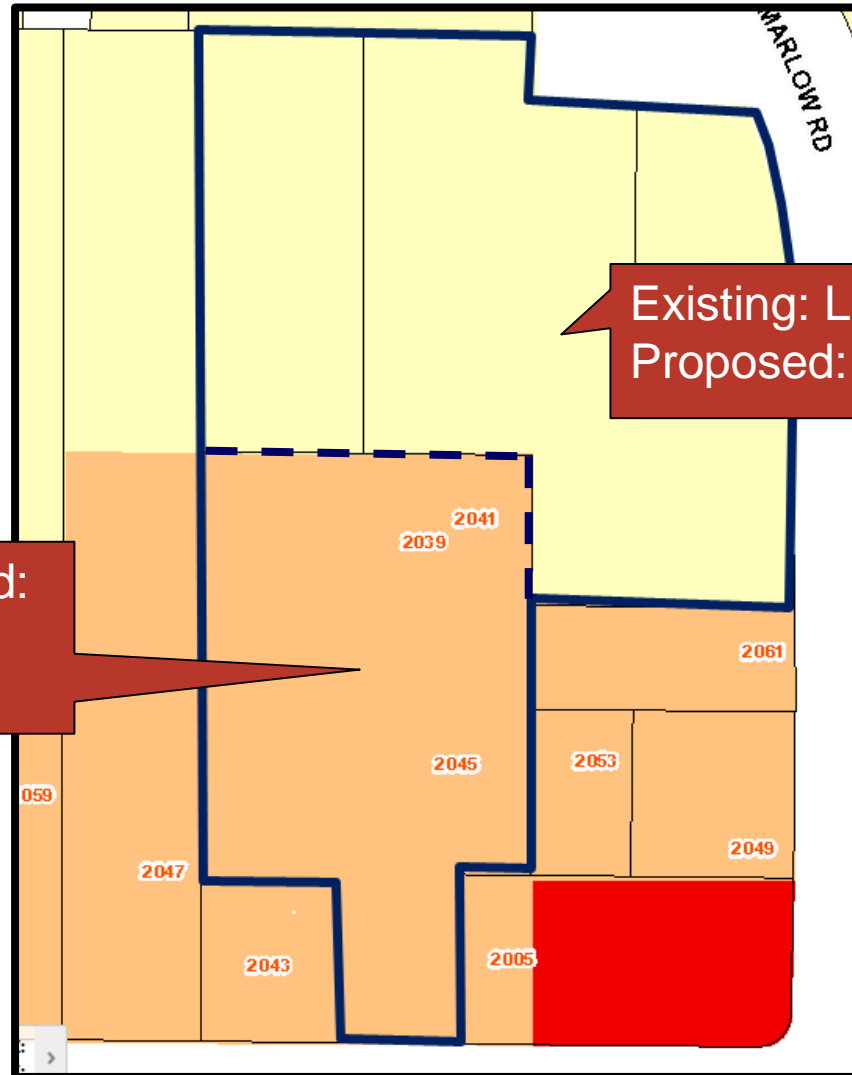


Aerial – Existing Conditions



Site/Project History

- 1989/1993 – Annexed
- June 9, 2015 – Project applications submitted
- October 20, 2015 – Deemed complete
- December 2015/January 2016 – Public noticing complete (pursuant to CEQA and Zoning Code)



Applicable Policies

- LUL-E Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance.
- H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods.
- GM-B-4 Direct growth to areas where services and infrastructure can be provided efficiently.
- UD-G-2 Locate higher density residential uses adjacent to transit facilities, shopping, and employment centers.



Section 20-22.020: R-3 Zoning Districts

- Consistent with General Plan (GP)
- Provide diversity in housing types
- Offers opportunities for affordable rental and ownership

Section 20-64: Commission Action

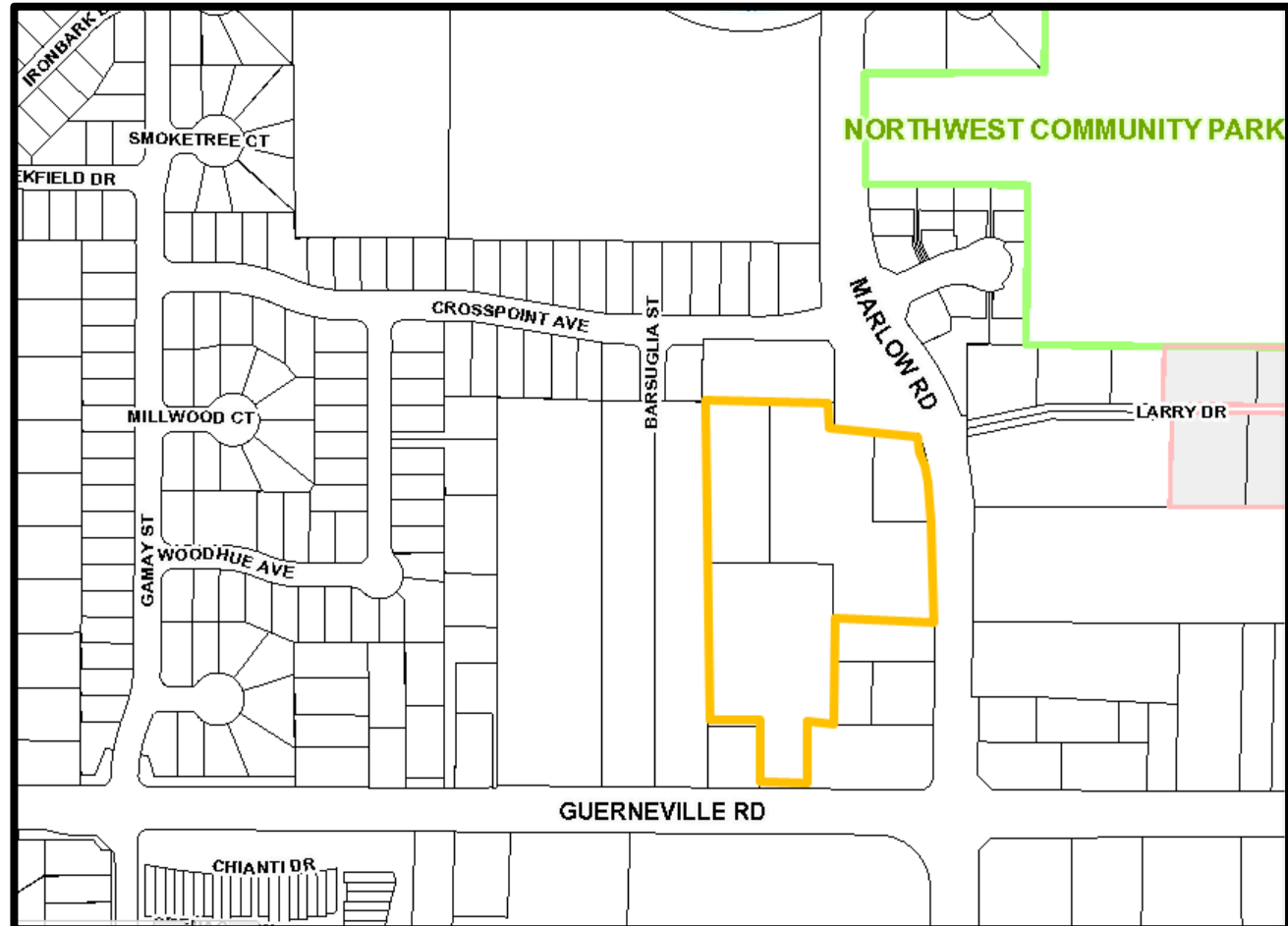
- Recommendation to City Council
- Required findings
 - GP Consistency
 - Would not be detrimental to the public interest, health, safety, convenience, or welfare
 - California Environmental Quality Act (CEQA)

Changes in Development Standards

RR-40 “Rural Residential” (APN: 036-061-064)	R-1-6 “Single-family” (APNs: 036-061-028, 068 & 069)	R-3-18 “Multi-family” (Proposed zoning for all four parcels)
Building height: 35 ft	Building height: 35 ft	Building height: 45 ft
Front setback: 20 ft	Front setback: 15 ft	Front setback: 10 ft
Side setback: 5 ft	Side setback: 5 - 10 ft	Side setback: 5, 10, 15 ft
Lot coverage: 40%	Lot coverage: 40%	Lot coverage: 65%
Housing type: Detached	Housing type: Detached	Housing type: Attached

- Initial Study conducted; Negative Declaration prepared
- Concludes the proposed General Plan Amendment and Rezoning would have no significant environmental impacts
- Posted from January 6 to January 27, 2016

- Area circulation (vehicle, bicycle & pedestrian traffic)
- Property values & privacy for nearby homes



- Parking for 91 housing units
- Aesthetics and development standards for R-3-18
- Loss of open space, habitat, and wild animal corridor
- Approving a change in land use without a development proposal
- Availability and cost of water & sewer services
- Impacts to existing well & septic systems

No unresolved issues

It is recommended by the Planning Commission and the Planning & Economic Development Department that the Council adopt the Negative Declaration; approve the General Plan Amendment; and adopt the Rezoning for Assessor's Parcel Nos. 036-061-028, 036-061-068, 036-061-069 & 036-061-064