

RESOLUTION NO. PC-2024-012

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MODIFICATION  
TO THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT, ALLOWING  
REDUCTIONS TO SETBACKS ON 21 PARCELS WITHIN THE STONEBRIDGE  
SUBDIVISION, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD; FILE  
NUMBER CUP24-005

WHEREAS, on May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, comprised of 105 residential lots, Parcel A to be used for stormwater treatment, Parcel B for landscaping, and Parcel C for the Stonebridge Preserve; and

WHEREAS, on May 27, 2021, the Planning Commission adopted the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, approved a Conditional Use Permit, and approved the Stonebridge Subdivision Tentative Map, by Resolution Nos. 12055, 12056 and 12057, respectively; and

WHEREAS, on December 8, 2022, the Planning Commission approved a new version of the Stonebridge Subdivision, including a Conditional Use Permit for a 108-residential small lot subdivision and a new Tentative Map (Resolution Nos. PC-2022-034 though PC-2022-036) at 2220 Fulton Road, also identified as Sonoma County Assessor's Parcel Number(s) 034-030-070; and

WHEREAS, on February 6, 2024, an application was submitted requesting revisions to the previously approved Stonebridge Subdivision Conditional Use Permit for a small lot subdivision, specifically asking for reduced setbacks affecting 21 out of 108 lots, and detailed in the table below:

**TABLE 1 – SETBACK REDUCTION REQUESTS**

<b>Number of Lots</b>	<b>Setback Reductions Requested</b>	<b>Constraint</b>
7 Lots (Lots 6*, 7, 40, 48, 59, 80, and 92)	Reduced Rear Setback by 4' (From 15' to 11') *by 5' on Lot 6	To accommodate a single-story floor plan "Plan 1342"
13 Lots (Lots 16, 27, 42, 43, 53, 56, 66, 75, 83, 85, 89, 94, and 95)	Reduced Garage Setback by 3' (From 19' to 16'), & Reduced Rear Setback by 1' (From 15' to 14')	To accommodate a single-story floor plan "Plan 1342"
1 Lot (Lot 47)	Reduced Garage Setback by 6' (From 19' to 13')	To accommodate approved 2-story architectural substitution "Plan 1705" on irregularly sized lot constrained by PUE and side setback

WHEREAS, on August 8, 2024, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, adopted by the Planning Commission on May 27, 2021, a subsequent Addendum to the Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, that was prepared for the addition of three residential parcels by subdividing Parcel A of the approved Stonebridge Subdivision Tentative Map, and reviewed and adopted by the Planning Commission on December 8, 2022.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is consistent with the General Plan land use designation of Low Density Residential, which allows residential development at a density of 2-8 units per acre and intended for single family residential development. The requested setback reduction does not affect the previously approved density of the Stonebridge Subdivision of 3.77 units per acre, which is within the allowable density and implements the intended use, meeting housing needs of Santa Rosa residents. The site is not within a specific plan area.
- B. The proposed use is allowed within the residential Planned Development zoning district and complies with all other applicable provisions of this Zoning Code and the City Code, except for requested setback reductions to the small lot subdivision development standards pursuant to Zoning Code Section 20-42.140F.4. The project has been reviewed in compliance with the applicable development standards provided in the planned development Policy Statement, No. PD 04-007-SR and Zoning Code Section 20-42.140, which provides development standards for small lot subdivisions. The project is within the -SR (Scenic Road) combining district; however, there are no Scenic Road setback requirements specific to this area that would preclude the requested setback reductions for individual lots.
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The setback reductions are requested internal to the subdivision and would affect 21 out of 108 residential lots. The project has been reviewed by City staff, and would not affect circulation design or operating characteristics.
- D. The site is physically suitable for the type, density, and intensity of use being proposed,

including access, utilities, and the absence of physical constraints. This area has been designated on General Plan Land Use Diagram for single family residential uses and the proposed setback reductions are the minimum necessary to allow for a single-family home model. The area is largely developed and all required utilities and services are available.

- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located. The project plans have been reviewed by appropriate City staff and the project has been conditioned with public health, safety and welfare in mind. The properties to the north and south of the project are developed with similar small lot subdivisions, where the proposed project will complete the anticipated development pattern indicated on the General Plan.
- F. The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2022, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. The IS/MND analyzed the impacts of a 105-lot residential subdivision. A Notice of Determination (NOD) was filed with Sonoma County and no legal challenges to the adequacy of the Final IS/MND were received. On December 8, 2022, the Planning Commission adopted an Addendum to the IS/MND (Addendum), which analyzed additional impacts of the 108-lot residential small lot subdivision. Because the modifications involve shifting 21 homes 3-4 feet in either direction, no new impacts are anticipated. As such, no additional environmental review is required.

BE IT FURTHER RESOLVED, that pursuant to Zoning Code Section 20-52.060, the matter has been elevated to the Planning Commission because the requested reductions in setbacks exceed that allowed in Section 20-42.140(F) without the approval of the original approval authority, which in this case is the Planning Commission

BE IT FURTHER RESOLVED that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a modification to the previously approved Stonebridge Subdivision Conditional Use Permit for a small lot subdivision to allow reduced setbacks on 21 parcels (as detailed in the Table above), at 2220 Fulton Road, is approved subject to each of the following conditions:

1. Compliance with conditions of approval as stated on Planning Commission Resolution Nos. PC-2022-034 through PC-2022-036, approving the Stonebridge Subdivision;

2. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).

BE IT FURTHER RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: \_\_\_\_\_  
KAREN WEEKS, CHAIR

ATTEST: \_\_\_\_\_  
JESSICA JONES, EXECUTIVE SECRETARY