

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
January 23, 2020

PROJECT TITLE

Oak Park Village

APPLICANT

Phil Natoli

ADDRESS/LOCATION

1550 Ridley Avenue

PROPERTY OWNER

Natoli Group 1 LLC

ASSESSOR'S PARCEL NUMBER

036-191-052

FILE NUMBER

PRJ16-003

APPLICATION DATE

November 11, 2018

APPLICATION COMPLETION DATE

April 11, 2018

REQUESTED ENTITLEMENTS

A one-year Time Extension for the Oak Park Village Tentative Map

FURTHER ACTIONS REQUIRED

Director-level one-year time extension for the Small Lot Conditional Use Permit and Density Bonus

PROJECT SITE ZONING

R-1-6 (Single-family Residential)

GENERAL PLAN DESIGNATION

Low Density Residential (2-8 dwelling units per acre)

PROJECT PLANNER

Michael Wixon

RECOMMENDATION

Approval

For Planning Commission Meeting of: January 23, 2020

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION
FROM: MICHAEL WIXON, CONTRACT PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: OAK PARK VILLAGE SUBDIVISION TIME EXTENSION

AGENDA ACTION: ADOPT RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a one-year time extension for the Oak Park Village Tentative Map, subdividing a 0.93-acre parcel into eight (8) lots and one privately owned and maintained parcel for driveway access.

EXECUTIVE SUMMARY

The project before the Commission includes a one-year time extension for the approved Oak Park Village subdivision. Approval of the requested Time Extension, together with a one-year time extension provided under City of Santa Rosa Resilient City Measures (ORD-2019-001), would allow the applicant until December 8, 2020, to record the Final Map.

BACKGROUND

1. Project Description

The project will subdivide a 0.93-acre parcel into eight individual lots to construct seven new homes. There are two existing residential structures, of which one will be demolished and the other retained on Lot 2. A second dwelling unit was also approved above a new garage proposed on Lot 2.

The Oak Park Village project included a Density Bonus for a 14 percent increase (one unit) over the maximum allowable density and designates one (1) parcel for moderate-income residents.

Approval of the requested time extension, together with an automatic one-year Time Extension provided pursuant to City of Santa Rosa Resilient City Measures (ORD-2019-001), would extend the deadline to file the Oak Park Village Final Map until January 8, 2020. An extension of the Oak Park Village CUP is also

requested. Pursuant to City Code Section 20.54.050 (B), all extensions except for Tentative Maps, can be approved by the Director of Planning and Economic Development. Should the Planning Commission approve the Tentative Map Time Extension, the Director will consider a similar extension of time for the Oak Park Village CUP.

2. Surrounding Land Uses

North: Low Density Residential (2-8 units per acre); currently developed with detached single-family structures.

South: Low Density Residential (2-8 units per acre); currently developed with detached single-family structures resulting from a recently recorded subdivision map for eleven lots.

East: Low Density Residential (2-8 units per acre); currently developed with detached single-family structures.

West: Low Density Residential (2-8 units per acre); currently developed with detached single-family structures.

3. Existing Land Use – Project Site

This site is currently developed with two single-family structures. Vegetation consists of several native and non-native trees, and lower-growing grasses and shrubs.

4. Project History

January 6, 2016 – A neighborhood meeting was held to introduce the proposal to surrounding property owners/occupants. One neighbor attended the meeting.

January 28, 2016 – The project applications were submitted.

July 13, 2016 – The Density Bonus application was added to the project.

December 8, 2016 – The Planning Commission acted on Resolutions 11800 11801, and 11802 to approve a density bonus, tentative map and conditional use permit for the Oak Park Village project.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The site is designated Low Density Residential which specifies residential development at a density ranging from 2.0 to 8.0 units per acre. Oak Park Village proposes to subdivide the 0.93-acre parcel into eight (8) lots. An existing single-family residence will be preserved on Lot 2 and will be designated for a moderate-income owner. Since the proposed land use density is slightly above

the maximum of 8 units per acre, a density bonus application was also approved with the project to add one (1) lot, bringing the project to a total of eight (8) lots.

The project will include a mix of traditional single-family houses with street-facing tandem and standard garages, front porches, and windows. Lot 1 will take access from Ridley Avenue, and all other parcels from the private lane. Water efficient landscaping will be provided in the front yards. Several trees will also be planted along the project boundary.

The subdivision will have a Homeowners Association which will be responsible for maintenance of the private lane, street trees, and landscaping along the project frontage.

The project site is located within walking distance from a small commercial center and public transportation.

Other Applicable Plans

Not applicable.

3. Zoning

The site is located within the R-1-6 (Single-family Residential) zoning district.

North: R-1-6

South: R-1-6

East: R-1-6

West: R-1-6

The site zoning is consistent with the General Plan land use designation of Low Density Residential which allows development of 2-8 residential units per acre. The property is surrounded on all four sides with residential developments within the same zoning district. As noted above, the project includes a Density Bonus approval -- designating Lot 2 for moderate income owners—which added one (1) lot to the project.

4. Neighborhood Comments

Not applicable

5. Public Improvements/On-Site Improvements

Infrastructure improvements include:

- A private road that will maintained by a homeowners' association;
- Improve Ridley Avenue to Avenue standards;
- Improvements to the pedestrian pathway along the project frontage;
- Removal of overhead services and utility poles with new services undergrounded; and

- Installation of a temporary asphalt path to extend northerly from the end of required improvements to sidewalk north of the site, to create a contiguous pedestrian path of travel up to Jennings Avenue.

FISCAL IMPACT

This project would have no direct impact on the City's general fund.

ENVIRONMENTAL IMPACT

Pursuant to CEQA Guidelines Section 15332, the project remains categorically exempt from CEQA as an in-fill development project for the following reasons: (a) It is consistent with the General Plan land use designation of Low Density Residential (2-8 units per acre) and complies with the R-1-6 (Single-family Residential) zoning district requirements; (b) It occurs on a site that is less than five acres within City limits, and is surrounded by residential uses; (c) The site has no value as habitat for endangered, rare or threatened species. An environmental evaluation, prepared by Wiemeyer Ecological Sciences, dated July 1, 2016, concluded that the site does not provide suitable habitat for any special-status plant or animal species. It further concluded that the site may provide suitable nesting habitat for native birds, including raptor species. The project has been conditioned to require a survey for nesting birds within 14 days of construction related activities should they occur during nesting season; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services. No changes in the project are proposed in connection with this time extension; there have been no changes in circumstances resulting in new or more severe impacts; and there is no new information indicating that the project will have one or more significant environmental effects. Therefore, further environmental review is not required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

No other board has acted on the time extension request.

NOTIFICATION

Public noticing is not required for Consent agenda items.

ISSUES

There are no unresolved issues identified for the time extension request.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Approved Tentative Map, prepared by Civil Design Consultants
- Attachment 5: Approved Elevations and Floor Plans
- Attachment 6: Approved Landscape Plan
- Attachment 7: Planning Commission Resolution No. 11800, dated December 8, 2016

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Attachment 8: Planning Commission Resolution No. 11801, dated December 8, 2016
Attachment 9: Planning Commission Resolution No. 11802, dated December 8, 2016

Resolution: A one-year time extension of tentative map

CONTACT

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