

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE  
November 21, 2019

**PROJECT TITLE**

Woodgate Glen PUD Security Fence

**APPLICANT**

Peter J Walls

**ADDRESS/LOCATION**

400 Gate Way (formerly 1800 W 3<sup>rd</sup> St)

**PROPERTY OWNER**

Woodgate Glen HOA

**ASSESSOR'S PARCEL NUMBER**

146-160-049, 146-160-050, 146-170-056,  
146-170-057

**FILE NUMBER**

PRJ19-023 (CUP19-048/ZV19-002)

**APPLICATION DATE**

May 16, 2019

**APPLICATION COMPLETION DATE**

July 16, 2019

**REQUESTED ENTITLEMENTS**

Conditional Use Permit  
Zone Variance

**FURTHER ACTIONS REQUIRED**

Building Permit

**PROJECT SITE ZONING**

PD262 (R-3-15-PD)

**GENERAL PLAN DESIGNATION**

Medium Density Residential

**PROJECT PLANNER**

Michael Wixon

**RECOMMENDATION**

Provide comments

CITY OF SANTA ROSA  
WATERWAYS ADVISORY COMMITTEE

TO: CHAIR RABINOWITSH AND COMMITTEE MEMBERS

FROM: MICHAEL WIXON, CONTRACT PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: Woodgate Glen PUD Security Fence

AGENDA ACTION: PROVIDE COMMENTS

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RECOMMENDATION

The Planning and Economic Development Department recommends that the Waterways Advisory Committee provide comments on the proposed project as it relates to the Citywide Creek Master Plan and applicable General Plan goals and policies for development near waterways.

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EXECUTIVE SUMMARY

Project applications include a Zone Variance and Conditional Use Permit for Woodgate Glen Homeowner's Association to construct an 8-foot tall decorative iron fence along the bank of Irwin Creek (swale), portions of which will replace existing post and chain fence. The proposed decorative iron fence would be located within the minimum 30-foot creek setback.

BACKGROUND

1. Project History

On February 14, 1978, the City Council approved the rezoning of the site to R-4-PD with a "Conceptual Land Use Plan" and a Policy Statement. The General Plan was updated by City Council the following month to reflect the zone change.

On June 24, 1980, the City Council again approved rezoning the site to the R-3-PD with a Development Plan and Policy Statement.

On February 5, 1981, the Design Review Board approved the preliminary design for the subject project.

On March 26, 1981, the Planning Commission approved the Conditional Use Permit for the Woodgate Planned Unit Development.

On July 7, 1983, A Final Design Review Application was submitted for the subject project.

During this general time period two maps were also submitted and approved, one map created a separate parcel of 19.94 acres for the project site, and a second map was filed to create 224 units/condominiums.

### PRIOR CITY COUNCIL REVIEW

Rezone to R-3-15-Planned Development on June 24, 1980 (a.k.a. PD262).

### ANALYSIS

#### 1. General Plan

The General Plan land use designation is Medium Density Residential, which is intended for a range of single family attached and multifamily developments where higher density is appropriate. The site is located just north and outside of the southwest area of the City. Following are General Plan goals and policies related to development of creek side properties.

### **LAND USE AND LIVABILITY**

LUL-E ...Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents

LUL-E-2 As part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability. Utilize the city's Design Guidelines as a reference when evaluating the following neighborhood components:

...Connections. Neighborhoods should be well connected to local shops and services, public plazas and gathering places, park lands, downtown, schools, and recreation by adequate and safe streets, bike lanes, public pathways, trails, general infrastructure (e.g., sidewalks and crosswalks), and transit.

### **URBAN DESIGN**

UD-G Design residential neighborhoods to be safe, human-scaled, and livable by addressing compact development, multi-modal connectivity and reducing energy use.

UD-G-4 Provide through-connections for pedestrians and bicyclists in new developments. Avoid cul-de-sac streets, unless public pedestrian/bikeways interconnect them.

### **TRANSPORTATION-PEDESTRIANS AND BICYCLES**

T-J Provide attractive and safe streets for pedestrians and bicyclists.

T-J-1 Pursue implementation of walking and bicycling facilities as envisioned in the city's Bicycle and Pedestrian Master Plan.

T-J-2 Provide street lighting that is attractive, functional, and appropriate to the character and scale of the neighborhood or district, and that contributes to vehicular and pedestrian safety.

- T-K Develop a safe, convenient, and continuous network of pedestrian sidewalks and pathways that link neighborhoods with schools, parks, shopping areas, and employment centers. T-K-1 Link the various citywide pedestrian paths, including street sidewalks, downtown walkways, pedestrian areas in shopping centers and work complexes, park pathways, and other creekside and open space pathways.

#### **OPEN SPACE AND CONSERVATION**

- OSC-D-9 Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.
- OSC-D-10 Orient development and buildings toward creeks while providing privacy, security, and an open transition between public and private open spaces.
- OSC-D-11 New development along channelized waterways should allow for an ecological buffer zone between the waterway and development. This buffer zone should also provide opportunities for multi-use trails and recreation.
- OSC-D-12 New development should maintain an adequate setback from channelized waterways to recognize the 100-year flood elevation and allow for stream corridor restoration. Setbacks identified in the Zoning Code should serve as minimum setbacks. Larger setbacks are encouraged in accordance with Restoration Concept Plans to meet restoration and enhancement goals.
- OSC-H-1 Preserve trees and other vegetation, including wildflowers, both as individual specimens and as parts of larger plant communities.

The project site currently has pedestrian connections to the east, west and south. An informal trail also along the creek itself from Occidental Road to J. X. Wilson Elementary School, connecting to other uses along the way, but it does not appear as a recognized formal path.

According to the HOA, the homeless problem has become a more acute issue in recent years. This concern was confirmed by staff when, during the unannounced site visit by staff, a police officer was patrolling the gravel road responding to a disturbance of the peace reported as a homeless individual. Thus, the HOA has developed a plan in the past year to:

- Enhance the personal safety of its residents and guests;
- Keep the visual connection to the open space;
- Maintain pedestrian connections already existing;
- Insure no flood or drainage issues occur with the new fence improvements;
- Avoid any vegetation or tree removal along the creek; and,

- Insuring creek maintenance by the HOA will be uninterrupted by using a removable fence panel system.

As originally developed, an existing gravel road runs the length of the creek adjacent to the top of the creek bank. To the north of the gravel road are the residential buildings. Between the buildings and the top of the creek bank is a drainage and access easement (Parcel "A"). Along portions of the gravel road there are existing post and chain fencing along the top of the creek bank, which is also the southern edge of the drainage and access easement. The gravel road functions as an access road for emergency services and as part of a larger internal walkway for residents.

The Zoning Code presently requires a minimum 30-foot setback between the top of creek bank and any new structure, such as a fence. Hence, the applicant is proposing a Variance from the required minimum setback. The proposed decorative fence would replace all portions of the post and chain fence and would run the entire length of the creek.

2. Other Applicable Plans – Santa Rosa Citywide Creek Master Plan

The site contains a portion of Irwin Creek Reach 1. Irwin Creek is known as a tributary to the Laguna de Santa Rosa. The parcels through which the creek passes are private except for J. X. Wilson Elementary School and Live Oak Park. A diversion structure north of Occidental Road routes high flows to Santa Rosa Creek through the storm drain system. The remaining creek flow continues along the surface and enters the storm drain west of J. X. Wilson Elementary School, surfacing at Fulton Road. Vegetation observed within these creeks includes cattail, willow, redwood, oaks, and privet. Habitat enhancement including invasive species removal and replacement with native vegetation is recommended for this reach.

3. Zoning

The project is designated as having a PD262 (a.k.a. R-3-15-PD) zoning district. This district is intended to support medium density multi-family residential development. The site is developed with multi-family residential buildings and is used in accordance with the previously approved Design Review, Use Permit and Final Map for the Woodgate Glen project. These uses are all approved uses in accordance with the Policy Statement for the PD262 zoning district.

PD Policy Statement Excepts:

OBJECTIVES:

- C. To develop the creek area as the major visual and pedestrian circulation backbone to the entire project.
- G. To develop a Creekside open-space corridor which is visually, functionally, and spatially connected to an open-space system developed among structures.
- H. To develop a Creekside pedestrian system that shall be a strong visual

backbone of the development, originating in the an being an integral part of the commercial development to the east, gathering and connecting the open-space system extending northward into the residential development and finally connecting pedestrian linkages to the west.

GENERAL PROJECT SPECIFICATIONS:

6. Amenities:

- d. Creek area paths and landscaping
- e. Complete internal pedestrian path and bike system

7. Landscaping:

- f. If a fence barrier is placed along the south side of the creek, it will be a transparent green or black coated chain link unit.

4. Design Guidelines

SECTION 4.4 – CREEKS, RIPARIAN CORRIDORS AND STORM DRAINAGE

I.A Preserve existing creeks and riparian vegetation along creek corridors.

I.B Prevent contamination and sedimentation of creeks.

II.A.1 Preserve waterways in the natural state.

II.A.7 Where riparian growth extends outside of the Creek Setback Line, preserve and protect this important part of the creek corridor.

The entire length of the creek corridor has within its setback both a gravel road and, in some segments, an existing post and chain fence. This segment of Irwin Creek is recognized as a channelized segment and not having significant importance for vegetation or wildlife. As noted above, storm drainage would not be altered by construction of the decorative fence, according to the Engineering Division. Also, the creek channel will continue to be accessible for maintenance to the HOA.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1: Disclosure Form

Attachment 2: Project Location Map

Attachment 3: Attachments to the Zoning Variance Application (Project Description and Exhibits A-G)

Attachment 4: Creek Setback Variance Map dated received by the City on May 16, 2019

Attachment 5: Recommended Conditions of Approval from Engineering Division

Attachment 6: Planning Watershed Area Map

CONTACT

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