



**J. Kapolchok
+ Associates**

Land Use Planning
Urban Design

**Stonebridge
Proposal Statement
Conditional Use Permit
Tentative Subdivision Map**

December 26, 2019

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Location: 2220 Fulton Road
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APN:	034-030-070
Site Size:	± 28.6 acres
General Plan:	Low Density Residential
Zoning:	PD-04-007-SR
Proposal:	The request is for a Conditional Use Permit and a Tentative Map to establish a 105-lot, small lot subdivision of 95 detached single-family homes and 5 duets (10 lots) on a 14.6 -acre portion of a 28.6-acre parcel. The remaining 14.0 acres will be a single parcel preserve for wetlands and Burke's goldfields.

Proposal Statement

PROJECT SETTING

Location:

The request is for a Conditional Use Permit and Tentative Map to establish a 105-lot, small lot subdivision on a 14.6-acre portion of a 28.6-acre parcel. The remaining 14.0 acres will be developed as a single parcel preserve for wetlands and Burke's goldfields.

The 28.6-acre project site (APN 034-030-070) is situated on the east side of Fulton Road approximately 720 ft. north of the intersection of San Miguel and Fulton Road and ±120 ft. south of the intersection of Fulton Road and Tedeschi Drive.

The project address is 2220 Fulton Road Santa Rosa, CA.

Existing Uses:

The subject property is currently developed with a single-family residence, detached garage, pump house and five barns. The residential use is currently served by septic and well.

Topography and Soils:

The subject property is of minimal slope. As regard soils, approximately one-third of the site consist of Clear Lake clay (CfA) and two-thirds is Huichica loam (HtA/HuB).

Drainage:

The 14.6-acre portion of the site to be developed residentially, generally drains to the west towards Fulton Road. According to the Preliminary Storm Water Mitigation Plan prepared for the project by Civil Design Consultants, August 2019, the project will collect overland flow and convey stormwater to a bioretention/infiltration system located

on Parcel A (adjacent to Fulton Road). During low-flow rain events, storm water will be directed through an opening, sized for the 2-year 24-hour storm event, to a manhole with pumping mechanism. The pump will utilize pressure distribution to evenly disperse stormwater over the bioretention area where drainage will then infiltrate through the topsoil and aggregate, and into native soil.

Vegetation:

According to the Tree Preservation and Mitigation Report prepared for the project by Horticultural Associates (May 9, 2019), the number of trees on site and over-hanging its perimeter total 32. Of these trees 3 are native species (two Valley Oak and 1 Coast Redwood). The remainder being non-native. A total of 10 trees will need to be removed for the project to be constructed.

Surrounding Land and Land Uses:

As depicted in Figure 1 below, the site lies on the east side of Fulton Road and is bordered by the similarly designed Woodbridge Subdivision to the north and the Montage II; Montage I; Northview; Wildflower and Tapestry Subdivisions to the south; Fulton Road and rural residential land lie to the west; under developed urban residential land is to the east. The proposed 14.0-acre Stonebridge Preserve will be adjacent to the existing Woodbridge Preserve.

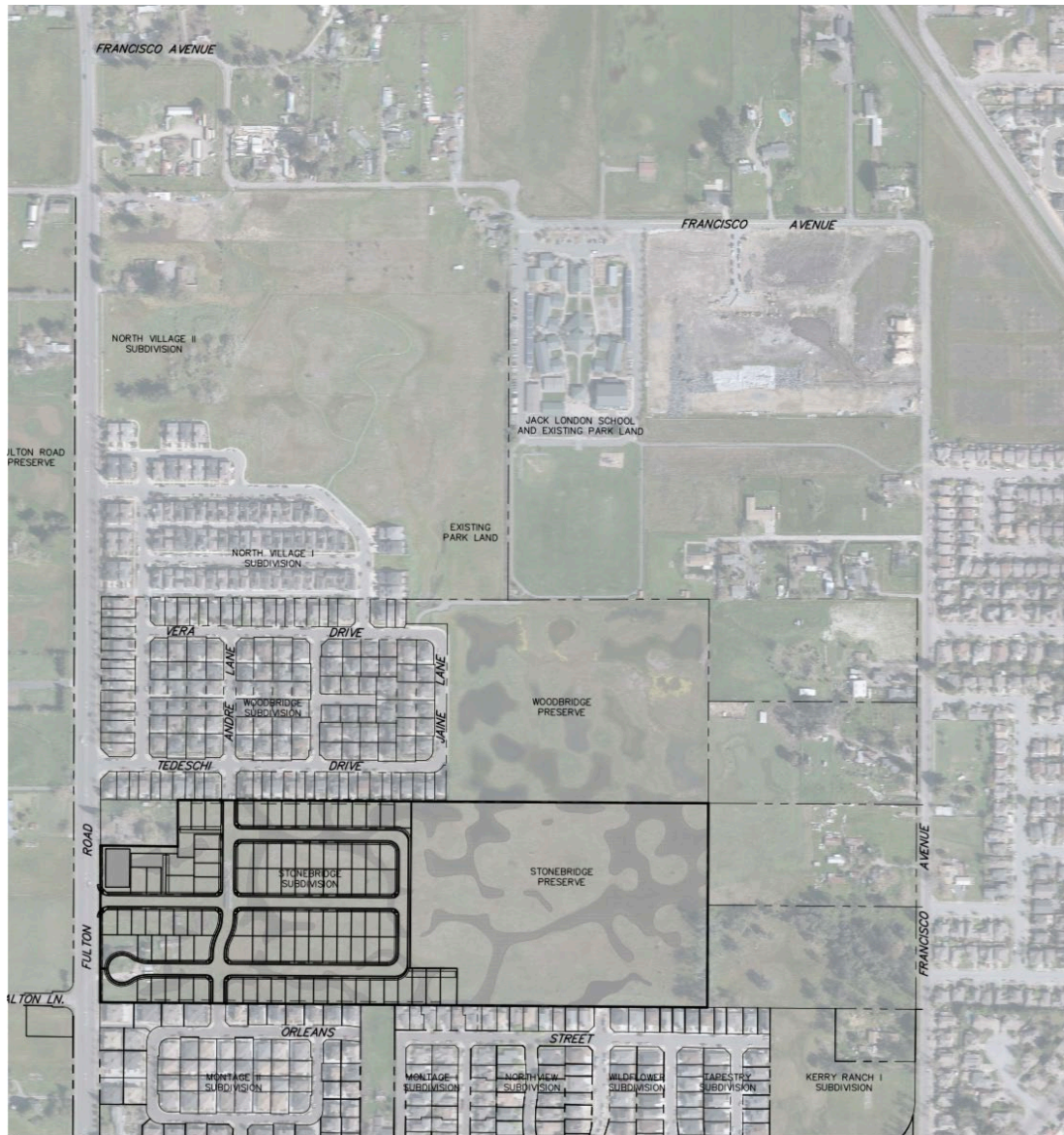


Figure 1: Surrounding Land Uses

PROJECT DESCRIPTION

General Plan and Zoning:

The General Plan land use designation for the site is low density residential, which has a density range of 2 to 8 units per acre. The overall density for the 28.6-acre site is 3.7 units per acre.

The property is zoned PD 04-007-SR. This Planned Development district encompasses the 155-acre area, which was annexed to the city of Santa Rosa under the Northwest Santa Rosa Annexation 3-97. The Policy Statement developed for this area identifies the subject property as “Remaining Lands.” Development of Remaining Lands are subject to the provisions of the Policy Statement defining Principle Permitted Uses, Accessory Uses

and Uses Permitted with a Use Permit. Details of the Development Plan are established through the filing and approval of a Conditional Use Permit.

Tentative Map:

The 28.6-acre project site is organized into three components; residential, stormwater treatment and wetland preserve.

The residential component is the subdivision of 14.6 acres into 105 residential parcels, 95 of which will house detached single-family residences, 10 parcels (lots) will house 5 duets. The smallest lot (lot 2) is 3,494 sq. ft. The largest lot (lot 39) is 8,958 sq. ft. The average lot size is 4,203 sq. ft.

The stormwater treatment facility parcel, Parcel A, is 19,557 sq. ft. Said parcel fronts along Fulton Road at ‘A’ Street.

The wetland preserve is a 14.0-acre parcel (lot 106), which is approximately the rear half of the site. Said preserve parcel adjoins the Woodbridge Preserve to the north.

Development Plan/ Residential:

The Site Development Plan is identified as Sheet C1 of the design package. As depicted, 95 of the 105 lots are detached single-family residential lots and have the following setbacks:

- Porch: 7.5 ft.
- Front: 10 ft.
- Rear: 15 ft.
- Side: 4 ft.
- Garage – front: 19 ft.

The 5 duets (10 lots) have the same setbacks as shown above excepting the side yard setback, which is 0 ft. (attached). The duet lots are lots 97/98; 70/71; 68/69; 34/35; and 32/33.

Density:

The General Plan land use designation for the property is Low Density Residential 2 – 8 units per acre. The Low-Density Residential land use category does not require that the project meet the mid-point of the density range. The density, when calculated for the entire site is 3.7 units per acres. If calculated on the residential portion only (14.6 acres), the density is 7.19 units per acre.

Affordability:

The project proposes to offer 10 for-sale residential units to moderate income home buyers. The affordable units will be the duets.

Access and Circulation:

The project completes the circulation system established through the development of the Montage subdivisions to the south and the Woodbridge subdivision to the north by connecting to Andre Lane. Direct access is also provided on Fulton Road at 'A' Street.

Parking:

Each residential unit has a two-car garage (210 covered spaces) and two spaces in the driveway (210 uncovered spaces). 140 on-street spaces are also provided resulting in a total of 560 spaces.

Architectural Concept:

The project proposes a total of six plans and three architectural styles. The distinct architectural styles are: Craftsman; Farm House; and, Traditional. The sizes of the units range from 1,482 sq. ft. to 2,733 sq. ft. All units have a \pm 430 sq. ft. two-car garage. For details regarding the unit design and floor plans, please refer to the Conditional Use Permit design package.

Landscape Concept:

Both the streetscape and the front yards of the individual lots will be landscaped. A project entry rock-faced low wall with neighborhood identification sign will be provided along the project Fulton Road frontage. 6' wood side and rear yard fencing will be provided on all lots. For landscape and fencing detail, please refer to Sheets L1 through L7 of the project Conditional Use Permit design package.

Public Outreach:

Two neighborhood meetings have been held on the project. One hosted by the applicants at the Finley Center, the other hosted by the city of Santa Rosa. Generally, the project was well received. Concerns regarding site circulation and access on to Fulton Road were raised and addressed to the extent possible pending the completion and public availability of the project's traffic analysis.