

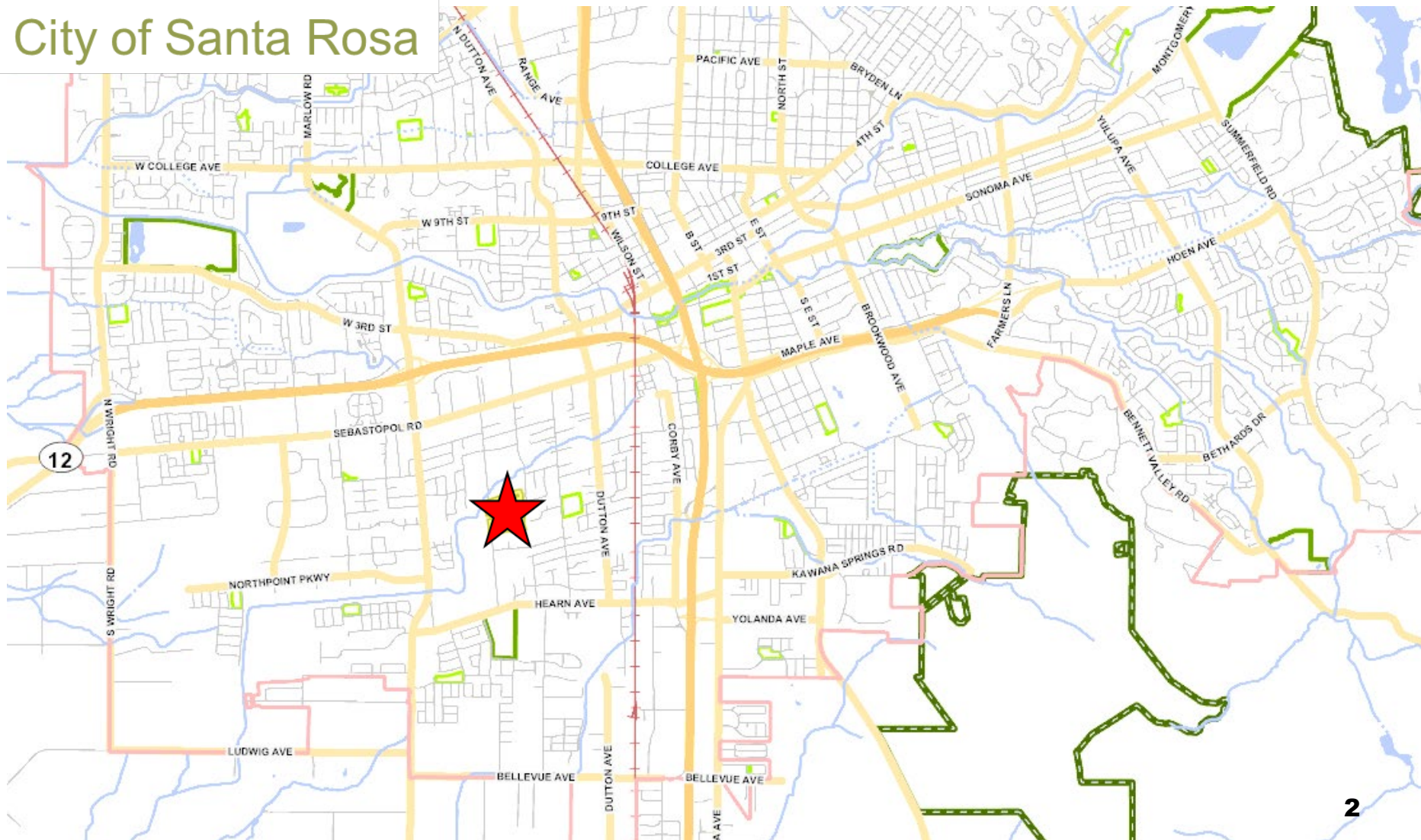
Burbank Avenue Subdivision Appeal - Tentative Map

City Council

June 16, 2020

Adam Ross
City Planner
Planning and Economic Development

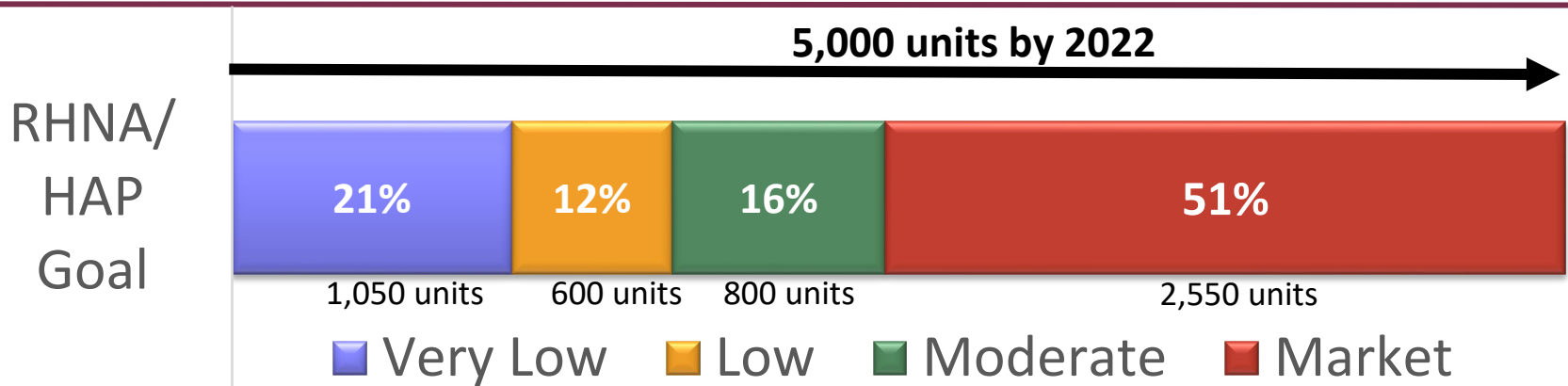
City of Santa Rosa



- Tentative Map to subdivide 14.25 acres over four parcels:
 - 75 lots are proposed with each lot containing one-of-three housing types
 - 100% Market Rate Project
 - 55% are single family units
 - 62 detached single-family units
 - 12 attached single-family duets
 - 45% are multi-family attached

- 10.39 acres of Net Developable Area
- 3.86 of new Public Right-of-Way
- The smallest residential lots will be 2,729 square feet
- The largest proposed lot is 8,517 square feet
- Average lot size is 4,687 square feet
- Multi-family units are located on a 90,198 square-foot lot in the southwest corner of the site abutting Burbank Avenue
- Associated infrastructure (new streets, frontages, sidewalk, bike lanes)
- Accessed off of Burbank Avenue

Housing Action Plan



*Regional Housing Needs Allocation (RHNA) 2014 – 2022 and 2016 Santa Rosa Housing Action Plan (HAP)

Burbank Ave Subdivision: Total 138 Residential Units

Residential Project (100% market):

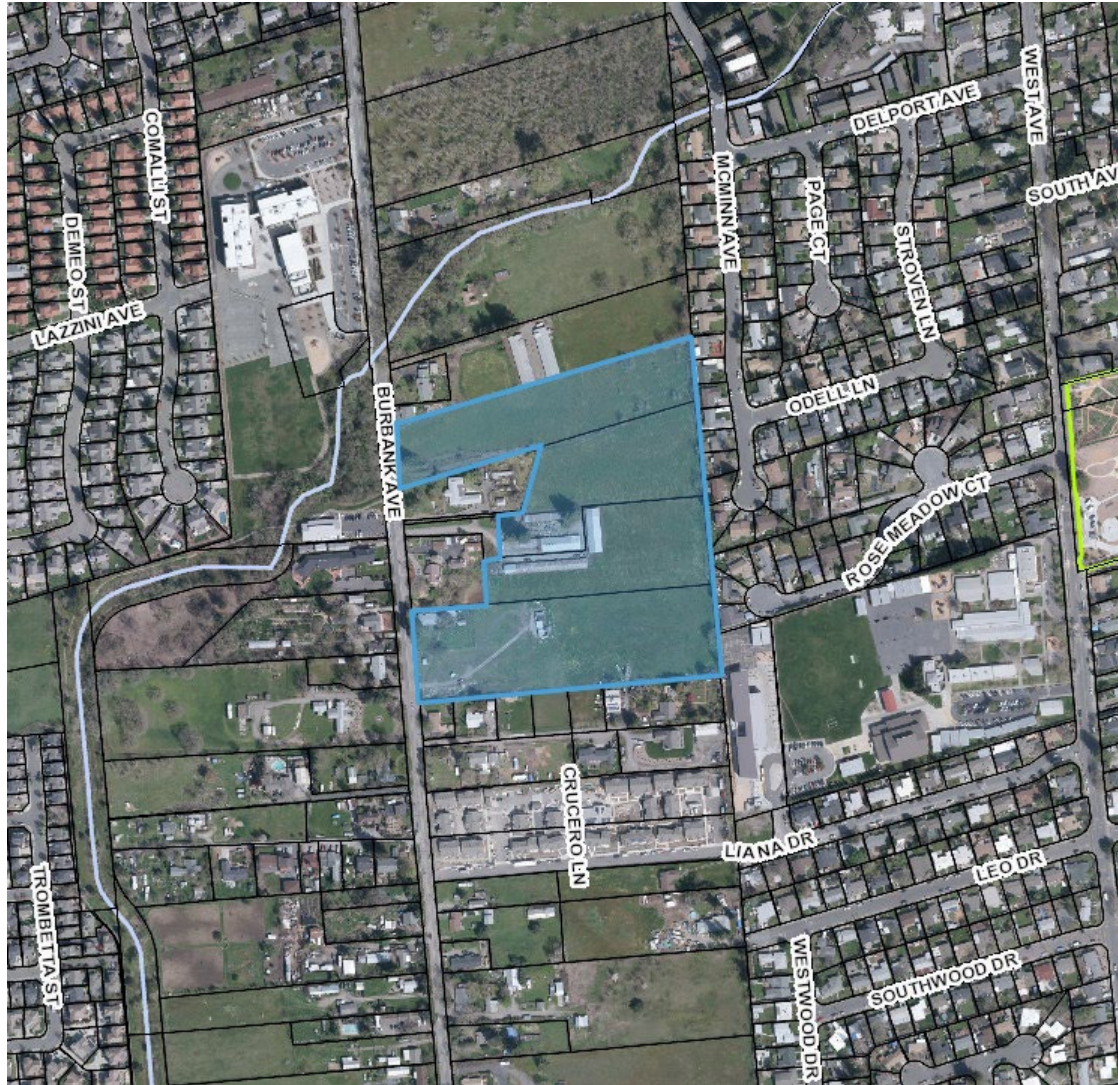


Market Income:
138 Units (5.4% of goal)

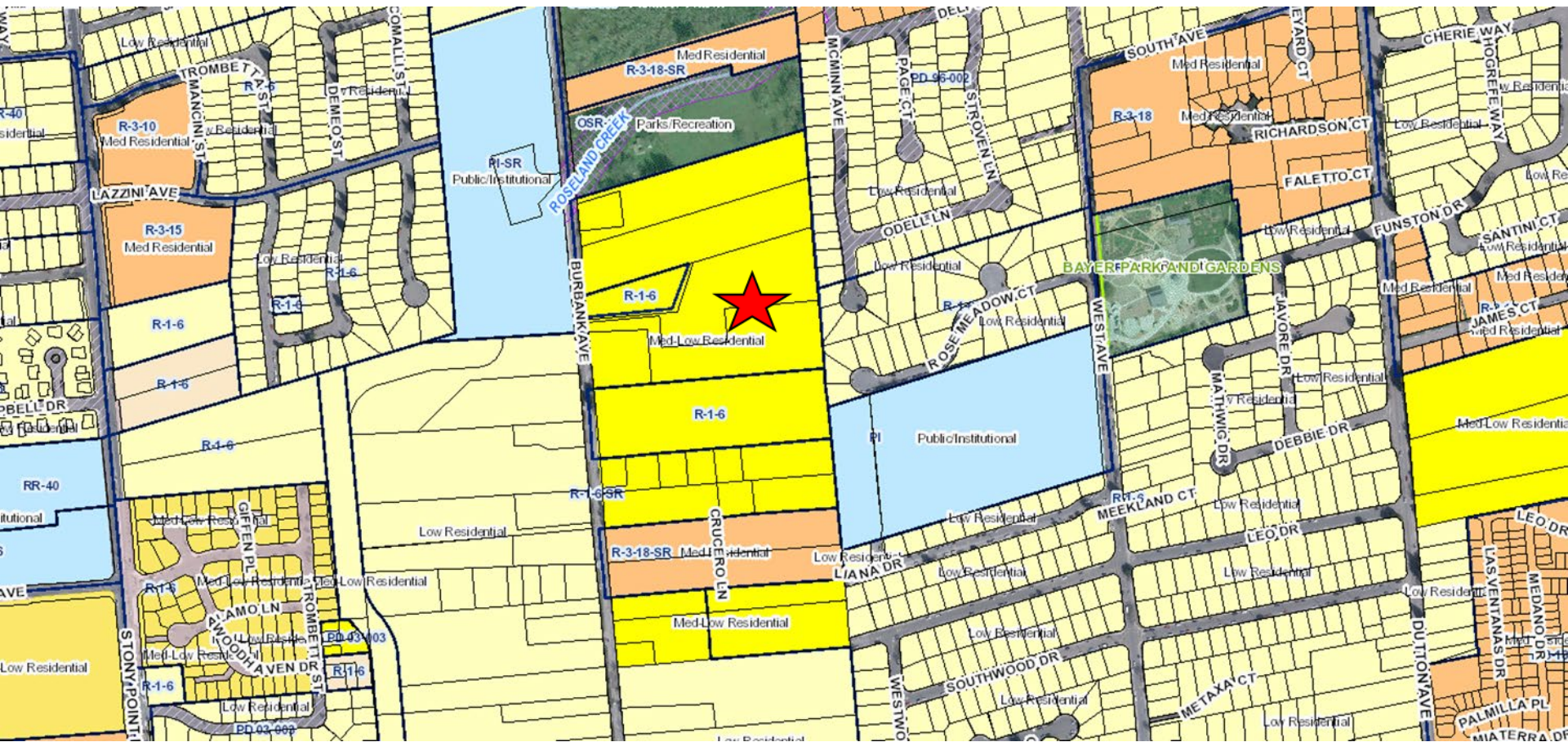
Resilient City Development Measures

- Resilient City Development Measures: Section 20-16 of the Zoning Code
- 20-16.060(B)(14) allows small lot subdivisions to be approved by a Minor Use Permit applies to projects in the Priority Development Areas
- 20-16.070 reduces the Major Design Review authority to the ZA after Concept Item with DRB to projects in the Priority Development Areas
- 20-42.140(D) requires the Use Permit for a small lot subdivision be approved prior to approval of a Vesting Tentative Tract Map

Project Location 1400 Burbank Avenue



- On August 13, 2019, application was submitted to the Planning and Economic Development Department: PRJ19-031 (CUP19-095, DB19-009, DR19-053, DR19-054, MAJ19-003)
- February 5, 2020, the Zoning Administrator held a special meeting for the Project to review and made findings for the approval of the Minor Conditional Use Permit and Minor Design Review Application Permit
- February 13, 2020, the Planning Commission held a Public Hearing for the Project to review and made findings for the Tentative Map approval
- February 18, 2020, an Appeal was filed with the Planning and Economic Development Department
- February 24, 2020, an Appeal was filed with the City Clerk's Office for the Tentative Map
- June 4, 2020, the DRB denied the appeal and approved the project
- June 11, 2020, the Planning Commission denied the appeal and approved the project

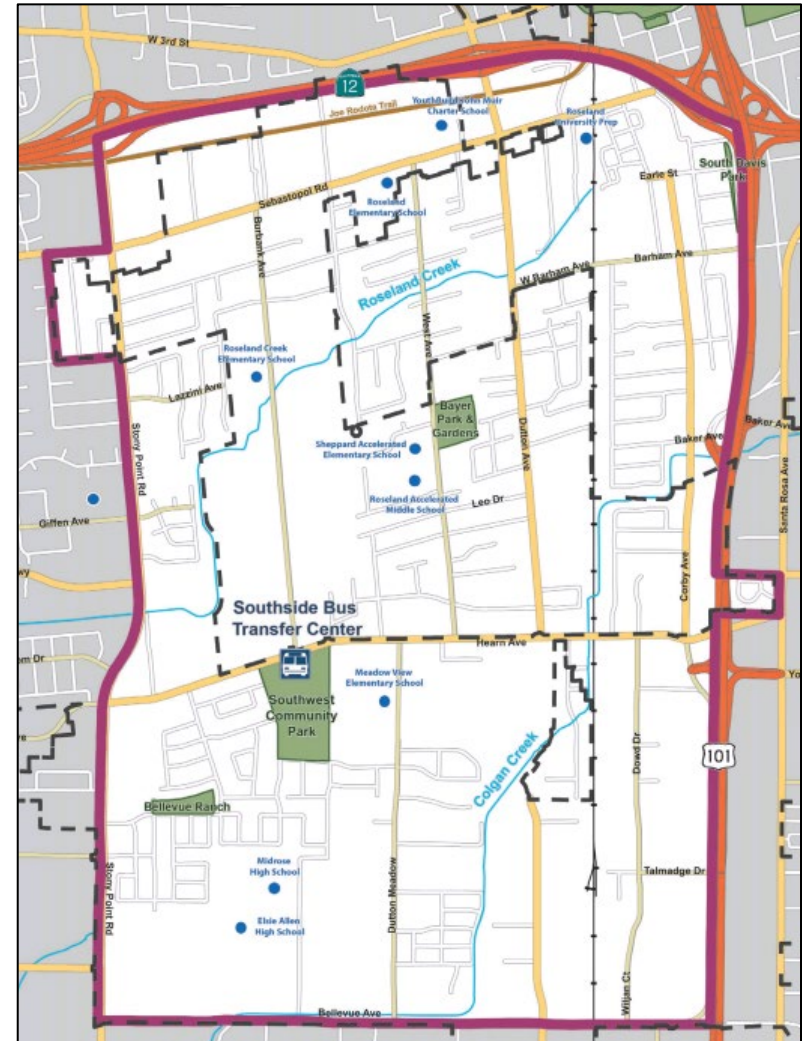


Roseland Area/Sebastopol Road Specific Plan

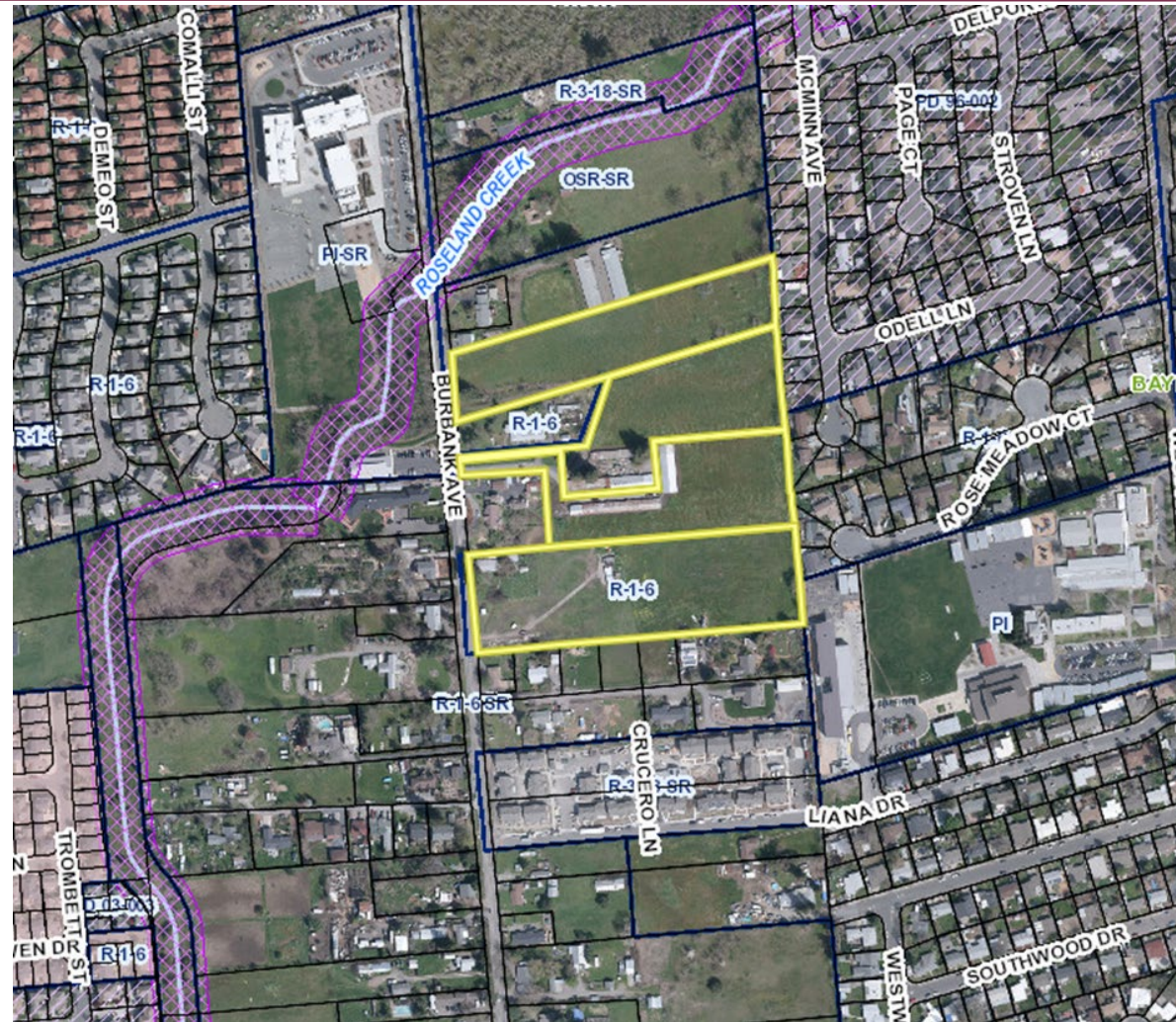
The Roseland Area/Sebastopol Road Specific Plan is a planning level document that addresses land use, circulation and infrastructure needs for the area

The Specific Plan was developed concurrently with consideration of annexation of the previously unincorporated area

The plan area includes the Roseland Priority Development Area (PDA) and part of the Sebastopol Road PDA.



- The subject site is within the R-1-6-SR (Single Family Residential-Scenic Road Burbank Avenue) zoning district.
- The Burbank Avenue Scenic Road requires a 25-foot setback measured from edge of pavement to a two-story or greater structure or element, or one-story structure or element with height over 25 feet.
- This project complies with all zoning code requirements



Tentative Map



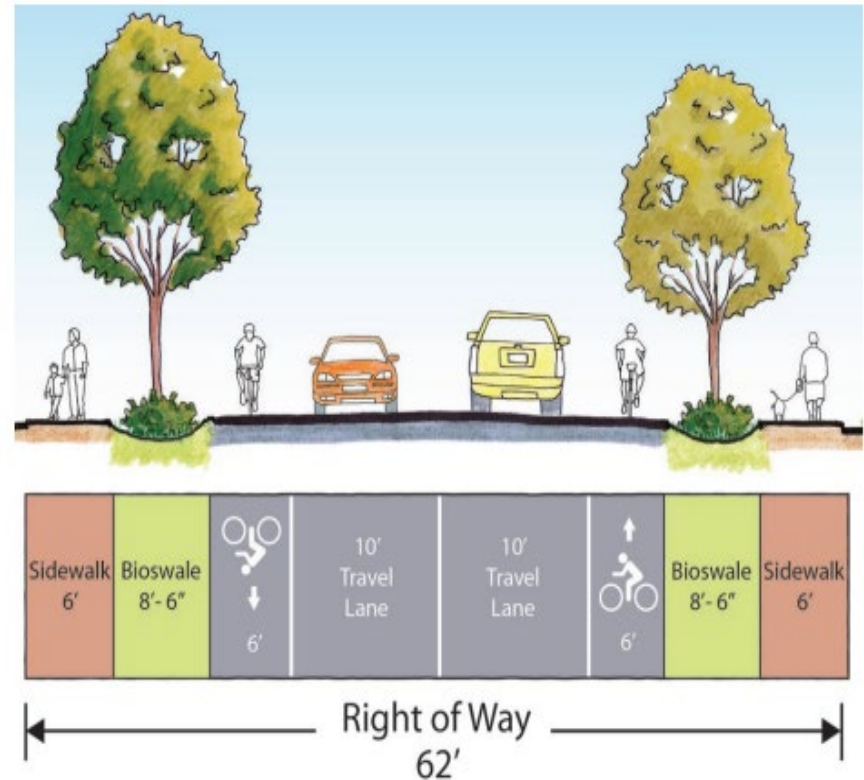
Site Plan (For Reference)



Public Improvements

- Burbank Avenue will be widened from approximately 50 feet to 62 feet that includes two 10-foot vehicle travel lanes, six-foot wide Class II bicycle lanes, an 8.5-foot bioswale, and a six-foot sidewalk.

Southern Section Street Design



- Access to the site
- Density and size of three-story buildings
- Barriers separating parking and existing single-family homes
- New Public Roads and connecting to Crucero Lane in the future
- Potential light pollution
- CEQA review
- Placement of the multi-family units within the subdivision
- Phasing
- Compatibility with Roseland Area/Sebastopol Road Specific Plan

- Access will be taken off Burbank Avenue, with new public and private roads
- Traffic Engineering reviewed the project and provided Conditions of Approval
 - New Traffic Signal on Burbank Avenue and Hearn Avenue
- A good neighbor fence is proposed between the multi-family units and the existing residential units to the south.

- All lighting shall comply with the City's Outdoor Lighting Ordinance found in Zoning Code Section 20-30.080
- A Noise Impact Analysis Study was provided and determined that the project need only comply with City standard Conditions of Approval for noise during construction

- The CDFW has authority over CTS mitigations
- The Bio Assessment indicated no CTS was found and is unlikely to occur in the future
- The project complies with CEQA Statutory Exemption 65457 of the California Government Resource Code (15182(a)(c) Projects pursuant to a Specific Plan)
- 15183 Projects Pursuant a General Plan for Streamlining

- 1. A lack of fairness shown the Roseland/Burbank Avenue residents on February 13th by fast-tracking the Tentative Map prior to the appeal deadline*
- 2. Misrepresentation of the affordable housing component*
- 3. Misrepresentation of Public Access to Plans*
- 4. Developer Refusal to Work with the Community/Planning Commissioners to hear Concerns of Residents*
- 5. Heritage Tree Protection*
- 6. Endangered Species Disregard/Insufficient Study*
- 7. City Lawyer Impropriety/Conflict of Interest with Developer*
- 8. Lack of Roseland Representation*
- 9. Extended Time for Public Records Request Receipt*

Basis of Appeal – Staff Response

1. The Planning Commission added the following Condition to the Tentative Map Resolution: Contingent on the Approved Minor Use Permit (CUP19-095).
2. The Project complies with all Zoning and General Plan Land Use Designation
3. Noticed in accordance with Section 20-66.020 of the Zoning Code
4. Public Correspondence/Public Comments

Basis of Appeal – Staff Response

1. Trees being removed are shown on Tentative Map
 1. DAC COA 10
2. Government Code 65457, CEQA 15182(a)(c)
 1. Bio, wetland delineation, air quality, noise
3. Assistant City Attorney offered option to Planning Commission
4. Public Comments
5. Appeal was filed on February 24, 2020

- The proposed project has been reviewed in compliance with CEQA:
 - The proposed project qualifies for a categorical exemption from CEQA under Section 65457 of the California Government Code and CEQA Guidelines Section 15182(a)(c)
 - Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan and zoning, for which an Environment Impact Report (EIR) was certified by Council in 2009.

- The Planning Commission and the Planning and Economic Development Department recommend that the Council deny the appeal and approve a resolution for the Tentative Map to subdivide a 14.25-acres over four parcels into 75 lots for the purpose of the Burbank Avenue Subdivision.

Adam Ross
City Planner
Planning and Economic Development
ARoss@Srcity.org
(707) 543-4705

