



J. Kapolchok
+ Associates

Land Use Planning
Urban Design

Attachment 7

Marlow Road Development

General Plan Amendment

Rezoning

June 1, 2015

Applicant: Greg Hall and JiLi Jiang
4 Commodore Drive #442
Emeryville, CA

Owner: Same as above

Civil Engineers: Civil Design Consultants, Inc.
2200 Range Avenue, Suite 204
Santa Rosa, CA 95403

Land Use Consultant: J. Kapolchok & Associates
843 Second Street
Santa Rosa, CA 95404

Location: 2199 Marlow Road and 2045 Guerneville Road
Santa Rosa, CA

APN: 036-016-028, 068, 069, and 064

Site Size: ±5.10 acres

General Plan: Medium Density Residential and Low Density
Residential

Zoning: R-1-6 and RR-40 (036-016-064)

Proposal:

The project applications consist of the following:

- General Plan Amendment: General Plan Amendment of ±3.18 acres from Low Density Residential to Medium Density Residential
- Rezoning: A rezoning of ±3.18 acres from R-1-6 to R-3-18; and a Rezoning of ±1.92 acres (APN 036-016-064) from RR-40 to R-3-18.

I. PROJECT DESCRIPTION

SETTING

Location:

The subject property is ±5.1 acres in size and consists of four separate parcels (APN's 036-016-028, 068, 069 & 064). The site is located in the Northwest quadrant of the city of Santa Rosa, northwest of the intersection of Guerneville Road and Marlow road. APN 036-016-064 is accessed from Guerneville Road. The remaining properties are accessed from an easement off of Marlow Road. The project addresses are 2045 Guerneville Road and 2199 Marlow Road.

Topography and Natural Features:

The subject property is moderately vegetated with essentially residential/ornamental landscaping, lawn and native grasses. The site is of minimal slope.

Surrounding Land and Land Uses:

The site is located at the northwest corner of Guerneville Road and Marlow Road. Retail-commercial uses exist at the intersection on the south side of Guerneville Road and at the northeast corner of Marlow Road and Guerneville Road. Remaining uses are rural residential, open land and single-family residential.

Existing Physical Conditions:

Existing Uses

As depicted in the Site Analysis map, existing uses consist of four single-family residences, two barns and assorted accessory structures.

Project Description

General Plan Amendment: An amendment to the General Plan land use map for APN 036-016-028, 068, and 069 from the low-density residential land use designation to the medium density land use designation. The adjoining

parcel to the south, (APN 036-016-064), which is included in the rezoning request, is currently designated medium density residential.

Rezoning: A rezoning of ±3.18 acres (lands currently designated low density residential) from R-1-6 zoning district to the R-3-18 zoning district and a rezoning of the ±1.92 acre parcel (land currently designated medium density residential) from the RR-40 zoning district to the R-3-18 zoning district.

The purpose of the requested General Plan Amendment and Rezoning is to provide an affordable rental project. The affordability will be dependant on receiving governmental funding. If funding is not received, the project will be a market-rate rental project.

General Plan Amendment Questions

1. Why do you want the General Plan changed?

Response: Approximately 40% of the land area encompassed by the Rezoning request is currently designated Medium Density Residential in the city's General Plan. Adding the ±3 acres, which are subject to the General Plan Amendment, creates a sensible development boundary, provides superior access opportunities and creates sufficient land area for a much needed affordable rental or, if funding is unavailable, rental project.

2. What changes or event have occurred or what new evidence has arisen since the General Plan was adopted which now warrant a change?

Response: The city of Santa Rosa is experiencing a very low vacancy rate, causing rents to escalate above the affordability of many residents. Although the Housing Element has identified numerous sites within the city limits for medium to higher density development, many of those sites lack sufficient infrastructure. Infrastructure is available to service the subject parcels and it is the applicant's intention to develop an affordable rental project, assuming the available of some governmental funding.

3. Have detailed neighborhood plans or other studies revealed the need for a General Plan Amendment?

Response: Detailed neighborhood plans or studies have not been conducted. The site is outside the boundary for CTS, would have superior access from two primary collectors, serviceable by sewer and water, and without major vegetation, creeks or major drainage swales. At the time of a specific project proposal, detail design plans will be developed that will address on and off-site circulation, landscaping and unit design that will be compatible with the surrounding land uses.

4. Describe the effect the proposed change will have on the surrounding uses. Describe how the proposed change will affect achievement of the General Plan in this and the surrounding area.

Response: Notwithstanding the potential for a density bonus, the General Plan Amendment to the Medium Density Residential land use designation would permit 25 – 30 additional units over the ±5 acre project site. The character of the area would change from an existing open land, rural residential landscape to an urban residential land use pattern. Superior architectural design will be required to achieve neighborhood compatibility. Development of the ±3 acres of the ±5 acre project site at a higher density than currently designated will help achieve many of the policies found in the Housing Element, particularly if the project is an affordable project.

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