

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
December 9, 2021

PROJECT TITLE

Hearn Veterans Village

ADDRESS/LOCATION

2149 W Hearn Ave.

ASSESSOR'S PARCEL NUMBER

134-011-012 & 134-011-013

APPLICATION DATE

February 23, 2021

REQUESTED ENTITLEMENTS

Tentative Parcel Map

PROJECT SITE ZONING

RR-20-RH (Rural Residential-Rural Heritage)

PROJECT PLANNER

Monet Shekhali

APPLICANT

Community Housing Sonoma County

PROPERTY OWNER

Community Housing Sonoma County

FILE NUMBER

MIN21-001

APPLICATION COMPLETION DATE

April 16, 2021

FURTHER ACTIONS REQUIRED

Recordation of LLA20-009

GENERAL PLAN DESIGNATION

Very Low Density Residential

RECOMMENDATION

Approval

Agenda Item #9.1
For Planning Commission Meeting of December 9, 2021

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION

FROM: MONET SHEIKHALI, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: THE HEARN VETERANS VILLAGE

AGENDA ACTION: Resolutions

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolutions, (1) adopt an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report, and (2) approve a Tentative Parcel Map to allow subdivision of 2.01-acre parcel into four lots ranging from approximately 20,000 to 25,000 square feet.

EXECUTIVE SUMMARY

Community Housing Sonoma County (CHSC) is proposing to subdivide a 2.01-acre parcel located at 2149 West Hearn into four individual lots. The Gross Site Acreage (2.01 acres) results from a Lot Line Adjustment affecting Parcel 134-011-012 (2.49 acres) and Parcel 134-011-013 (0.62 acres). The project site is zoned RR-20-RH (Rural Residential-Rural Heritage), and, in compliance with the RR-20 zoning designation, the four proposed vacant parcels will range in size from approximately 20,000 to 25,000 square feet.

The Planning Commission is being asked to consider two actions:

1. Adopt an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report (2016 FEIR), and
2. Approval of a Tentative Parcel Map.

The review authority for a Tentative Parcel Map application is the Subdivision Committee ([Section 20-50.020](#) – Table 5-1). To facilitate a more comprehensive review of the proposed project subdivision, the Planning Director elected to elevate the

discretionary review of the proposed subdivision from the Subdivision Committee to the Planning Commission pursuant to City Code Chapter [19-32.040](#)—Tentative Parcel Map Procedures and Zoning Code Section [20-60.080\(B\)\(8\)](#) that grant the Planning Director the authority to refer projects to the Planning Commission.

BACKGROUND

1. Project Description

The project site was annexed into the City limits as part of the Roseland Area Annexation Project. The West Hearn Avenue Annexation Area, which encompasses approximately 34 acres, including the project site, was identified as a county island, and defined as areas of unincorporated land that are substantially surrounded by incorporated City land. As part of the Annexation process, the General Plan designation of the West Hearn Avenue Area was changed from Low Density (2 to 8 units per acre) to Very Low Density Residential (0.2 to 2 units per acre). The EIR for the annexation project was certified by the City Council in 2016 and incorporation became effective in November 2017.

An application for a lot line adjustment (LLA20-009), which is a ministerial permit, for parcel 134-011-012 and parcel 134-011-013 has been submitted. Parcel 134-011-012 is developed with 4,870-square-foot 15-bed transitional housing facility and a 1,405-square-foot permanent supportive housing duplex for veterans. Parcel 134-011-013 is located along the western portion of the project site and contains an existing north/south pedestrian pathway extending between West Hearn Avenue to the south and Park Meadow Drive to the north. The paved pathway is approximately 20 feet wide and precludes vehicular access due to bollards. The resulting lot line adjustment will create a 1.04-acre parcel for the existing transitional housing facility, and the 2.01-acre vacant lot that the applicant proposes to subdivide with this proposed tentative map. Figure 3 shows how the Lot Line Adjustment modifies the



Figure 1: Assessor's Parcel Map showing current configuration for 134-011-012 & 013.



Figure 2: Existing lot configurations for 134-011-012 & 013.

eastern boundary of parcel 134-011-013 to surround the existing development on parcel 134-011-012.

Community Housing Sonoma County (CHSC) is proposing to subdivide parcel 134-011-013 into four individual lots. In compliance with the RR-20 zoning designation, Section [20-22.040](#), Table 2-3, the four new vacant parcels would range in size from approximately 20,000 to 25,000 square feet. Future development of each new parcel would include a residential detached dwelling unit, an accessory dwelling unit (ADU), outdoor amenities, and associated on- and off-site improvements, for permanent Supportive Housing for 32 residents. Pursuant to Section [20-42.130](#), an ADU is allowed on any residentially zoned parcel with a proposed or existing dwelling unit.



Figure 3: Lot Line Adjustment showing lot configuration for 134-011-012 & 013.

The Zoning Code defines single-family dwelling as “a building designed for and/or occupied exclusively by one family”, and code definition for family is “an individual, or two or more persons, related by blood, marriage, or adoption; a group of unrelated persons which if numbering five or more persons, must be living together as a group in a dwelling unit, using common cooking facilities and as a group bear the generic characteristics of a family as a relatively permanent household.”

The Zoning Code defines [Supportive Housing](#) as: “Housing that is occupied by a target population, such as low income persons with mental disabilities, substance abuse or chronic health conditions. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. There is typically no limit on the length of stay, and the housing is linked to on-site or off-site services.”

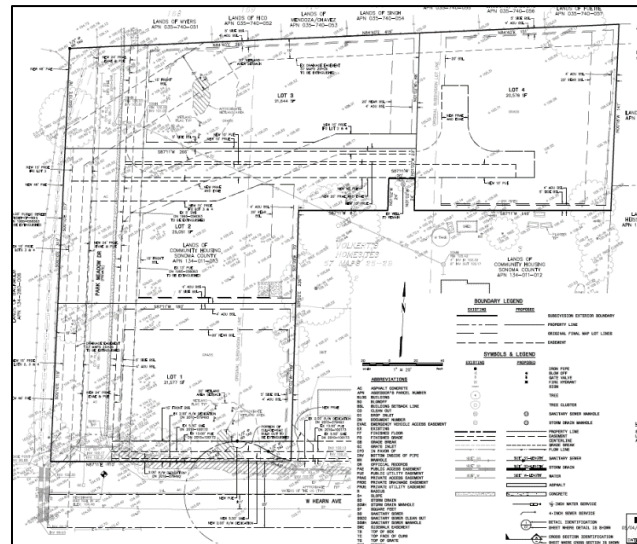


Figure 4: Proposed Tentative Map - Hearn Veterans Village

Per Zoning Code [Section 20-22.030](#), Table 2-2, supportive housing is permitted in all residential uses and is not subject to any restrictions not imposed on similar

dwelling in the same zone in which supportive housing is located. For example, supportive housing located in an apartment building in a multifamily zone is permitted in the same way as an apartment building in the multifamily zoning district, and a supportive housing project proposed in a single-family house on a lot zoned for single-family is permitted in the same way as a single-family house in the same zone.

Access to the project site is proposed at the southwest corner via an existing driveway and a new 24-foot private access easement which will also serve as an emergency vehicle access easement (EVA) extending from West Hearn Avenue to the northern property line which will be closed to vehicular access from the north with a swing gate, approximately 50-feet south of the Park Meadow Drive cul-de-sac.

The private access easement/emergency vehicle access easement will also extend in an east-west orientation through the site with a hammerhead to allow for vehicle turnaround. The use of the emergency vehicle access easement will be limited to the residents and emergency vehicles and will be restricted to use by others through installation of a swing gate. The project will continue to provide pedestrian access between West Hearn Avenue and Park Meadow Drive which will be achieved through dedication of an easement and construction of a 4-foot-wide sidewalk/pathway.

Each lot will include a covered parking area with 24 uncovered parking spaces along the new private access easement, and four accessible parking spaces, for a total of 28 off-street parking spaces onsite. Also, bicycle parking will be located on the site between lots 2 and 3.

2. Existing and Surrounding Land Uses

Existing	Very Low Density Residential
North	Low Density Residential
South	Very Low Density Residential
East	Very Low Density Residential
West	Very Low Density Residential



Figure 5: Proposed Parcels Configuration- Hearn Veterans Village



Figure 6: Land Use map

The site is zoned Rural Residential and is within the Rural Heritage Combining District (RR-20-RH). The site is currently undeveloped and predominantly contains native and non-native grasslands, trees, and an existing paved pedestrian pathway and emergency vehicle access along the western portion of the site. Surrounding land uses include Very Low and Low Density Residential. Additionally, both the North Point Mitigation Site and the FEMA Site are designated as Open Space and located north and northwest of the site, respectively.

3. Project History

February 23, 2021	Project applications submitted.
April 12, 2021	Pre-application Neighborhood Meeting was held.
April 23, 2021	Notice of Pending Application was mailed to property owners and tenants within 1000-feet (which is beyond the 600-foot mailing radius required by the Zoning Code) of the project site.
May 7, 2021	Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration for the Hearn Veterans Village Project was circulated. An Initial Study/Mitigated Negative Declaration was previously prepared for the proposed project. The IS/MND was published and circulated from May 7, 2021, through June 7, 2021. Through the response to comments review process on the Draft IS/MND, it became apparent that all of the identified potentially significant environmental impacts of the project were previously considered and analyzed as part of the 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report (2016 FEIR).
June 1, 2021	Planning Commission public hearing noticing distributed.
June 10, 2021	Planning Commission meeting was held, and project was continued to a date uncertain.

ANALYSIS

1. General Plan

The project has a General Plan Land Use designation of Very Low Density Residential, which allows 0.2 to 2.0 units per gross acre. This density range accommodates rural and hillside developments within the UGB and is intended for single family dwellings, but clustered single family attached and multifamily may be permitted. The following General Plan goals and policies are most relevant to the proposed project:

- GM-A Prevent urban sprawl by focusing growth within the Urban Growth Boundary
- GM-A-1 Contain urban development in the Santa Rosa area within the City's Urban Growth Boundary.
- H-A Meet the housing needs of all Santa Rosa Residents.
- H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels, throughout the City, such as single- and multifamily units, mobile homes, transitional housing, and homeless shelters.
- LUL-E-2 As a part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

The project promotes goals and policies of the General Plan, and the subdivision fosters livability by designing the lots to accommodate housing within the Urban Growth Boundary.

2. Zoning

The project site is Zoned RR-20-RH (Rural Residential-Rural Heritage). The RR (Rural Residential) zone is the primary zone for this lot, which allows certain residential uses by right, with the minimum lot size of 20,000 square feet. The RR zoning district is applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses. The RR zoning district implements and is consistent with the Residential—Very Low-Density land use classification of the General Plan.

The -RH combining district is intended to recognize, preserve, and enhance Santa Rosa's rural communities. The standards of this combining district only apply to the properties located within the West Hearn Avenue neighborhood. Any land use normally allowed in the primary zoning district may be allowed within the -RH combining district, subject to the land use permit requirements of the primary district. Per the Zoning Code Section [20-28.090](#), the City of Santa Rosa Interim Street Standards shall apply to new developments, and no additional streetlights shall be installed unless requested by the neighborhood or as deemed necessary by the City for safety purposes.

Currently there are no sidewalks along West Hearn Avenue and frontage improvements will not be required with this project. However, consistent with the City's Interim Street standards the project includes a right-of-way dedication and sidewalk easement which will be required to be irrevocably offered and accepted when ultimate improvements are constructed along the West Hearn Avenue frontage. Additionally, the project will provide a publicly accessible paved pedestrian

pathway along the western portion of the site connecting West Hearn Avenue and Park Meadow Drive. Park Meadow Drive provides connection to existing Class II bike lanes on Stony Point Road, and West Hearn Avenue east of Stony Point Road, the Class I pathway along portions of Roseland Creek approximately 0.2 miles north of the project site, and to the existing bus stop located 0.5-mile from the project site at the intersection of Sebastopol Road/Hearn Avenue.

3. Neighborhood Comments

Staff has received numerous emails and three phone calls since the notice of pre-application Neighborhood Meeting was sent on April 2, 2021. The concerns expressed at the Neighborhood Meeting, as well as through subsequent emails and calls received from the public, were mainly regarding the future development of the four lots. Staff referred questions related to the operation of the Supportive Housing to the applicant team for response. Attachment 5 includes all emails received from the public and staff's responses into one document. Below is a summary of the main comments and concerns received from the public.

- Loss of neighborhood character.
- The permanent supportive housing for 32 veterans is too dense for the West Hearn Avenue neighborhood. Propose a smaller density plan that better reflects the neighborhood.
- One-story buildings are preferred instead of two-story buildings.
- Drainage issue for the residents on West Hearn Avenue.
- Disturbance of local wildlife and wetlands in the area and on the project site.
- The permanent supportive housing would result in an increase in traffic, noise, and the population of the West Hearn Avenue area.
- Concerns over the emergency fire access.

The City understands the concerns expressed by neighborhood residents, and provides the following response:

1. Consistent with State law, the proposed Supportive Housing land use is allowed by right in the RR- Rural Residential zoning district.
2. The project is subject to environmental review under the California Environmental Quality Act (CEQA) and previously a Mitigated Negative Declaration (MND) was proposed for adoption, which was published and circulated from May 7, 2021, through June 7, 2021. Through the response to comments review process, it became apparent that all the identified potentially significant environmental impacts of the project were previously considered and analyzed as part of the 2016 Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report. As a result, the City has prepared an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report.

3. To inform the analysis and conclusions in the addendum several technical studies were prepared including a Biological Resource Assessment (BRA). This BRA analyzes the environmental impacts related to biological resources including nesting birds, California Tiger Salamander, and vernal pools/wetlands and other flora and fauna. As described in the BRA, the CHSC will incorporate general avoidance and minimization measures, Best Management Practices (BMPs) and additional species-specific avoidance measures to prevent mortality of individual listed species and avoid and minimize potential effects to biological resources. The City has imposed several conditions to avoid offset impacts (See Environmental Conditions of approval). Below is a summary of these general and specific measures that may be imposed by the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS):
 - Provide environmental awareness training
 - Environmentally Sensitive Area fencing
 - Implementation of Best Management Practices
 - Construction site Best Management Practices
 - Avoidance of entrapment
 - Invasive plant removal
 - Restoration of temporarily disturbed areas
4. The City Engineering Division has reviewed the project and has conditioned it to meet the required storm water design standards. City and County Storm Drain Standards, and City policy require developers safely collect and convey storm water to the nearest public flood control facility. If the project design flow exceeds the capacity of existing storm drain facilities, the applicant shall improve the existing system to accommodate the higher flows or detain the waters onsite, so that the post developed site off flow is not more than the before the development.
5. The project has been reviewed for compliance with all applicable regulations and is appropriately conditioned to ensure compliance.

Public Improvements/On-Site Improvements

Consistent with the Interim Street Standard (STD 200 K) applicable to the site, the project includes a 5.5-foot-wide sidewalk easement which runs along the West Hearn Avenue project frontage. Paved pedestrian pathways are located throughout the site to provide connections between residential units. No other off-site improvements are proposed or required to be installed.

The project will include new storm drainage infrastructure to accommodate the change in impervious surfaces that will result from development. Onsite improvements will capture storm water runoff via new storm drainpipes and convey flows to the proposed retention basins located throughout the site.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with CEQA. An Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) was prepared in compliance with CEQA Guidelines Section 15164. The document was reviewed by City Staff who determined that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified in the 2016 FEIR.

An Addendum to an adopted EIR may be prepared if no significant environmental effects will occur and none of the previously identified effects will increase in severity. (CEQA Guidelines Section 15164). None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required.

Pursuant to State CEQA Guidelines section 15164(b), an addendum to a previously certified EIR is not required to be circulated for public review but will be considered by the Lead Agency prior to making a decision about the project. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the final EIR or adopted mitigated negative declaration prior to making a decision on the project.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1	Disclosure Form
Attachment 2	Location Map
Attachment 3	Tentative Map, prepared by BKF Engineering, dated received May 5, 2021
Attachment 4	Addendum to Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report (SCH No. 2016012030) and Environmental Conditions of Approval dated November 2021

Attachment 5	Public Comments
Attachment 6	Roseland Area Projects EIR (see link on City website: https://srcity.org/2437/Roseland-Area-Projects-Environmental-Imp)
Resolution 1	Addendum to previously certified EIR
Resolution 2	Tentative Parcel Map, including the Development Advisory Committee Report, dated June 10, 2021

CONTACT

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