

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE PENSTEMON PLACE SUBDIVISION, WHICH WILL ALLOW DEVELOPMENT ON SLOPES GREATER THAN TEN PERCENT AND SECURE ARCHITECTURE FOR LOTS 27, 29, 31-38, 41 AND 55, AT 2574, 2842 AND 2862 LINWOOD AVENUE; FILE NO. PRJ16-032

WHEREAS, on April 20, 2016, a Neighborhood Meeting was held to introduce the conceptual project plans to neighbors and interested members of the public; and

WHEREAS, on December 6, 2016, an application was submitted requesting the approval of a Hillside Development Permit for Penstemon Place, to allow development on slopes greater than ten percent, and to secure architecture on Lots 27, 29, 31-38, 41 and 55, at 2574, 2842 and 2862 Linwood Avenue, also identified as Sonoma County Assessor's Parcel Nos. 044-200-027, 044-200-029 and 044-200-040); and

WHEREAS an Initial Study was conducted that resulted in a Mitigated Negative Declaration, dated January 2020, that included a Mitigation Monitoring and Reporting Plan. On June 29, 2020, a Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration was circulated for a 30-day public review period; and

WHEREAS, on January 27, 2022, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, on January 27, 2022, the Planning Commission considered and adopted a Mitigated Negative Declaration including a Mitigation Monitoring and Reporting Program for this project at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the proposed project is consistent with the required findings for a Hillside Development Permit and is consistent with the General Plan and the design guidelines for hillside development in that:

- A. Site planning minimizes the visual prominence of hillside development by taking advantage of existing site features for screening, including tree clusters, depressions in topography, setback hillside plateau areas, and other natural features in that the Project incorporates several significant oak trees into the site plan, and the Landscape Plan includes replacement trees pursuant to the Tree Ordinance, City Code Chapter 17-24.
- B. Site development minimizes alteration of topography, drainage patterns, and vegetation on land with slopes of ten percent or more. The approximately 9.73-acre area is sprinkled throughout

with small patches of greater than ten percent slope that are not visually prominent. The most significantly sloped area, along the northern boundary is adjacent to the approved Farmers Lane Extension. This area will be graded to a level below the planned roadway to minimize traffic impacts to Penstemon Place residents. The Project has been conditioned in compliance with Low Impact Development requirements and in compliance with the City's National Pollutant Discharge Elimination System (NPDES) permit. As conditioned, there will be no negative impacts to the existing neighborhood as a result of project development.

- C. Site development does not alter slopes of 25 percent or more and no ground disturbance is proposed in areas that contain significant natural features. There are a few small areas of natural grade slope greater than 25 percent, none of which are visually prominent. The site is surrounded on three sides by similar residential development and is designated by the General Plan Land Use Diagram as Low Density Residential, which is intended for this type of residential development. Residential development on this infill site will improve the circulation and complete the residential development patterns in the area.
- D. Project grading respects natural features and visually blends with adjacent properties in that the development site is designated by the General Plan Land Use Diagram for single-family residential development and the site is surrounded on three sides with similar residential development. Three significant oak trees will be retained with minimal grading and appropriate protective measures to protect them through the construction process.
- E. Building pad location, design, and construction avoids large areas of flat pads, and building forms are instead "stepped" to conform to site topography. As demonstrated on pre- and post- Grading Slope Analyses, prepared by Carlile Macy, dated December 2021, sloped areas are intermittently sprinkled throughout the site in a pattern that does not warrant stepping. The Development Plan, also prepared by Carlile Macy, dated December 2021, demonstrates compliance with all development standards set forth in Zoning Code Chapter 20-42.140 for a small lot subdivision, which is appropriate due to the intermittent distribution and size of sloped areas.
- F. The proposed project complies with the City's Design Guidelines. The Project meets the objectives of the City's Design Guidelines pertaining to neighborhood design and single-family residential development by providing a variety of single-family housing types at different price ranges, providing an interconnected street network of walkable blocks, providing streets designed to accommodate pedestrians and bicycles as well as automobiles, and by incorporating the three largest existing oak trees into the Development Plan.
- G. The proposed project complies with the requirements of Zoning Code Chapters 20-32, Hillside Development; 20-36, Parking Requirements; Section 20-42.140, Residential Small Lot Subdivision; and all other applicable provisions of this Zoning Code. The Project design meets all required development standards including setbacks, lot coverage, building height, private open space and parking.

- H. The proposed project is consistent with the General Plan and any applicable specific plan. The Development site is designated as Low Density Residential on the General Plan Land Use Diagram, which is intended for detached single family residential development at densities of two to eight units per acre. The proposed density is approximately six units per acre, which is consistent with the General Plan. The site is not within a specific plan area.
- I. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the public health, safety, or general welfare in that the site is intended for single-family residential development in an area where all utilities and emergency services are available.
- A. The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared by Sponamore Associates, dated January 2020 (edited by Carlile Macy, December 2021), which resulted in a Mitigated Negative Declaration (MND) and a Mitigation Monitoring and Reporting Program (MMRP). A Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration was circulated on June 29, 2020. Public comments resulted in minor edits to the MND. Pursuant to CEQA Guidelines Section 15073.5. Because no substantial revisions were made to the previously circulated document, recirculation of the MND was not required.

BE IT FURTHER RESOLVED that a Hillside Development Permit for Penstemon Place is approved subject to the following conditions:

1. Compliance with all conditions of approval, as shown on Planning Commission Resolution Number PC-2022-004, dated January 27, 2022, which approved the Penstemon Place Tentative Map.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 27th day of January 2022, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY