

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR DESIGN REVIEW BOARD
JANUARY 5, 2023

PROJECT TITLE

The Arbors

ADDRESS/LOCATION

3500 Lake Park Drive

ASSESSOR'S PARCEL NUMBER

173-270-005

APPLICATION DATES

December 4, 2020

REQUESTED ENTITLEMENTS

Design Review

PROJECT SITE ZONING

Planned Development (PD 98-002)

PROJECT PLANNER

Susie Murray

APPLICANT

Jim Clifford, on half of The Arbors, LLC

PROPERTY OWNER

Chamberlain Funding Company, LLC

FILE NUMBERS

MJP07-016 (DR20-056)

APPLICATION COMPLETION DATES

December 4, 2020

FURTHER ACTIONS REQUIRED

None

GENERAL PLAN DESIGNATION

Low Density Residential

RECOMMENDATION

Approval

Agenda Item #8.1
For Design Review Meeting of: January 5, 2023

CITY OF SANTA ROSA
DESIGN REVIEW BOARD

TO: CHAIR WEIGL AND MEMBERS OF THE DESIGN REVIEW BOARD
FROM: SUSIE MURRAY, SENIOR PLANNER
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT
THE ARBORS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Design Review Board, by resolution, grant Design Review for The Arbors, a 37-unit, multi-structure, attached housing development proposed at 3700 Lake Park Drive.

BACKGROUND

1. Project Description

The Arbors (project) is a proposal to construct 37 residential units in the northeast quadrant of Santa Rosa, on the south side of Lake Park Drive. The 5.69-acre site is within the Nielson Ranch Planned Development Area. The project includes 14 duets units and three triplex units.

On April 27, 2010, the Planning Commission adopted a Mitigated Negative Declaration for the project; approved a Hillside Development Permit for development on slopes greater than ten percent; approved a Conditional Use Permit for a small lot subdivision; and approved The Arbors Tentative Map. The CUP locked the site plan, and Improvement Plans were signed by the City Engineer on January 8, 2021. Design Review, the final entitlement, is before the Design Review Board (DRB).

2. Surrounding Land Use Designation, Zoning and Development

North: Low Density Residential (2-8 units per acre); PD (Residential Planned Development); currently developed with small lot detached residential units.

South: Very Low Density Residential (0.2-2.0 units per acre); PD (Residential Planned Development); currently developed with a few larger lot residential properties and designated open space.

East: Parks & Recreation, Low Density Residential and Very Low Density Residential; PD (Residential Planned Development); currently developed a few larger lot residential properties and designated open space.

West: Very Low Density Residential; R-1-6 (single family); currently undeveloped.

3. Existing Land Use – Project Site

The project site is undeveloped and is heavily wooded with native trees.

4. Project History

On April 8, 2010, the Planning Commission approved The Arbors project which included a Mitigated Negative Declaration, a Hillside Development Permit, a Conditional Use Permit, and a Tentative Map.

State-mandated time extensions, Assembly Bills 208 and 116, extended the project entitlements to April 8, 2016.

On September 22, 2016, the Planning Commission approved a one-year time extension extending the expiration date to April 8, 2017.

On February 22, 2018, the Planning Commission approved two consecutive one-year time extensions, extending the expiration date to April 8, 2019.

The Council approved two 12-month automatic time extensions for active projects that involved tentative maps. The Arbors was eligible for both, extending the expiration date to April 8, 2021.

On September 28, 2020, the Assembly Bill 1561 was approved extending the life of residential projects for 18 months, extending the expiration for the project until October 8, 2023.

On December 4, 2020, the application for Design Review was submitted to the Planning and Economic Development Department.

On January 8, 2021, the Subdivision Improvement Plans for the project were signed by the City Engineer.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Low Density Residential which is intended primarily for single-family residential development, although other uses are permitted, and allows residential development at a density of 2-8 units per acre. The development site is 5.69 acres, and the project proposes 37 attached residential units, a density of 4.63 units per acre, which is within the allowable density.

The most relevant General Plan goals and policies identified through Staff's analysis include:

Urban Design	
UD-H Design hillside development to be sensitive to existing terrain, views, and significant natural landforms or features.	The project minimizes the visual prominence by focusing development in areas with the least amount of slope and maintaining trees.
UD-F-2 Protect natural topographic features such as hillsides, ridgelines and mature trees and stands of trees. Minimize grading of natural contours in new development.	The proposed housing is concentrated on areas with the least amount of slope and will preserve trees that will screen the development. Where trees are removed, the project will replace them compliance with the Tree Ordinance, City Code Chapter 17-24 .
UD-I-3 Reflect the predominant colors and textures within the surrounding landscape in selection of building materials for hillside development. Roof colors should tend toward earth tones, so that they are less visible from adjacent or upslope properties. Allow darker roofs when they meet cool roof standards.	The project proposes an earth-tone color pallet.
Housing	
H-A-1 Ensure adequate sites are available for development of a variety	In addition to meeting the housing needs of Santa Rosa residents, this

of housing types for all income levels, throughout the City, such as single- and multifamily units, mobile homes, transitional housing, and homeless shelters.	development will add an element of diversity into the immediate area by introducing an attached housing alternative.
Open Space and Conservation	
OSC-B-1 Prohibit development on hillsides and ridgelines where structures would interrupt the skyline.	As designed, the proposed housing will be set down into a basin area where it will not interrupt the skyline.

2. Other Applicable Plans

The project is not located within the boundary of any Specific Plan area, nor are there any measures specified in the Citywide Creek Master Plan or Pedestrian and Bicycle Plan that are specific to the site.

3. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City.

The project is within a PD (Planned Development) area that is intended for residential development and is consistent with the existing General Plan land use designation. The project was reviewed in compliance with required zoning standards by the Planning Commission in May 2010, including setbacks, lot coverage, building height, and parking. Approved resolutions and conditions of approval are attached and defer building design to the Design Review Board.

Pursuant to Zoning Code [Section 20-52.030](#) the Design Review Board must make the findings shown below before granting Design Review. As demonstrated on the attached draft resolution, staff's analysis has determined that these findings can be met:

- The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).
- The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval

as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C).

- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood.
- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained.
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

4. Design Guidelines

The [Design Guidelines](#) provide design considerations under which discretionary review is conducted. The most relevant Design Guidelines goals and policies include:

Design Guidelines Goal or Policy	Project Consistency
<u>3.2 Multiple-Family Residential</u>	
I.A. Develop multiple-family housing that is compatible with existing surrounding homes and other structures and provides “superior design.”	The project integrates multifamily housing within an existing and predominantly single-family neighborhood and implements several goals and policies of the Design Guidelines as detailed in this table.
I.C. Develop multiple-family housing that encourages residents to take pride and a sense of ownership in their neighborhood.	The development will be governed by a homeowners association (HOA), which is responsible for the exterior maintenance of all structures and landscaping.

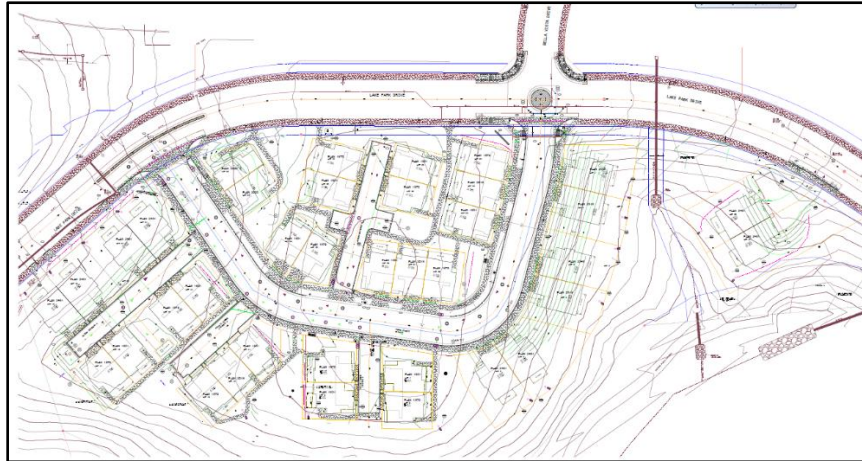
4.3 Infill Development

<p>I.B Ensure that projects are designed in such a way as to reduce to a minimum possible negative consequences, such as: loss of privacy, noise, increased traffic and lighting overspill that infill development may have on existing neighbors.</p>	<p>Building design and exterior materials are similar to those found throughout the surrounding neighborhoods, and the proposed earth-tone color pallet coupled with a robust planting plan will help blend the proposed development with the surrounding neighborhood.</p> <p>The project plans have been reviewed by Traffic Engineering and Engineering Development Services and conditioned appropriately for safety and circulation. The project has a complete circulation system once traffic exits Lake Park Drive that will be maintained by the HOA.</p>
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4.5 Hillside Considerations

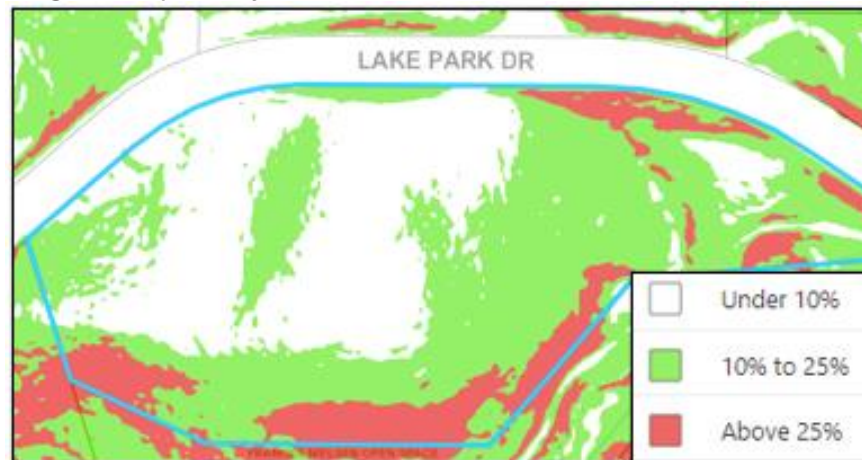
<p>I.A Allow for limited hillside development that is sensitive to site features.</p>	<p>The project avoids areas with greater than 25 percent slope and preserves trees at the lower portion of the property.</p>
<p>I.C Protect native vegetation on hillsides, particularly on ridgelines.</p>	<p>In 2010, the project anticipated the removal of 670 trees, predominately Coast Live Oak, but also including other species such as Black Oak, Madrone and Valley Oak. Given the lapse of almost 13 years since that approval, the project has been conditioned to update the tree inventory prior to any ground disturbance and provide a tree replacement plan in compliance with the Tree Ordinance, City Code Chapter 17-24.</p>
<p>I.D Promote development that is designed specifically for hillsides as opposed to recontouring the hillside to accommodate existing flat land building designs.</p>	<p>As demonstrated in Images 1-3 below, development of the site focuses on areas that are flat (white) or have less than 25 percent slope (green).</p>

Image 1: Contoured Architectural Site Plan



Source: Submittal Materials (a larger version is included in the Project Plans)

Image 2: Slope Analysis



Source: GIS Maps

Image 3: Aerial View



Source: GIS Maps

The project has been reviewed in compliance with the Design Guidelines including Sections 3.2 for multifamily housing, 4.3 for infill development, and 4.5 for hillside development, as demonstrated above.

The Design Review Board's purview is limited to the structures and landscaping on individual parcels. The Conditional Use Permit approved the Site Plan, and Improvement Plans, including a Landscape Plan for common parcels, which was reviewed in compliance with the Water Efficient Landscape Ordinance. These plans been approved and signed by the City Engineer.

5. Summary of Public Comments

The following concerns have been raised by interested members of the public:

- The loss of open space in the neighborhood.

Staff response: The General Plan designates this area for residential development.

- How has the project been kept active after 13 years since its original approvals?

Staff response: Through a series of State-mandated and City-approved time extensions, the project will remain active until October 8, 2023. Improvement Plans have been signed by the City Engineer and the Subdivision Improvement Agreement (SIA) package has been submitted and deemed incomplete. At this time, the project had exhausted all City-authorized time extensions.

- Has the project been reviewed in compliance with current development standards in terms of public safety?

Staff response: Yes, the plans submitted for Design Review have been reviewed and found in compliance with current development standards. More specifically, the Fire Department and Traffic Engineering have conducted a review of the plans and the project has been conditioned appropriately.

6. Public Improvements

Typically, the Design Review Board sees project prior to the submittal of Improvement Plans. In this case, however, since all other project-related entitlements were approved in 2010, staff has provided a copy of the approved Improvement Plans, which have been signed by the City Engineer.

Also attached are the approval resolutions including the Development Advisory Committee Report, that provides a comprehensive list of improvements, and Engineering Development Services Exhibit A, which is attached to the draft resolution. In addition to providing much-needed housing, the project will implement several improvements to Lake Park Drive and provide a complete

circulation system within the development area.

FISCAL IMPACT

Approval of the Project will not have an effect on the General Fund.

ENVIRONMENTAL IMPACT

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA). On April 8, 2010, the Planning Commission adopted a Mitigated Negative Declaration for The Arbors. Since then, the only notable change in the environment pertains to the native landscaping, for which the project has been conditioned to provide an updated arborist's evaluation and tree replacement plan in compliance with the City's Tree Ordinance. There are no changes proposed to the project design. Therefore, no additional environmental review is required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

At its meeting of April 8, 2010, the Planning Commission adopted a Mitigated Negative Declaration and approved a Hillside Development Permit, Conditional Use Permit and Tentative Map for the project. The Commission deferred to the Design Review Board for building design and parcel specific landscaping.

PUBLIC NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. A Public Hearing Notice (notice) was mailed to property owners and occupants within 600 feet of the project site; an onsite sign with the notice was posted; the notice was published in the Press Democrat; an electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa was posted; and the notice was posted at City Hall and on the City's 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 and Neighborhood Context Map
- Attachment 3: Project Narrative, prepared by Mark Gross & Associates, Inc., stamped received December 14, 2022

- Attachment 4: Project Plans, prepared by Mark Gross & Associates, Inc., stamped received December 5, 2022
- Attachment 5: Construction Drawing (submitted for building permits), prepared by Mark Gross & Associates, Inc., date stamped received December 20, 2022
- Attachment 6: Improvement Plan, prepared by BKF, approved by Jason Nutt, City Engineer on January 8, 2021
- Attachment 7: Renderings, prepared by prepared by Mark Gross & Associates, Inc., stamped received December 14, 2022
- Attachment 8: Planning Commission Resolution Nos. 11518-11521, dated April 8, 2010, including conditions of approval
- Attachment 9: Mitigated Negative Declaration (MND), approved by the Planning Commission on April 8, 2010
- Attachment 10: MND Appendix A
- Attachment 11: MND Appendix B
- Attachment 12: Heritage Tree Map, provided by the applicant, stamped received March 23, 2022
- Attachment 13: Landscape Plan, prepared by Van Dorn Abed, dated August 14, 2020
- Attachment 14: Policy Statement
- Attachment 15: Public Correspondence

- Resolution 1: Design Review with Engineering Development Services Exhibit A, dated June 14, 2021

CONTACT

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