

North Village II Tentative Subdivision Map Extensions

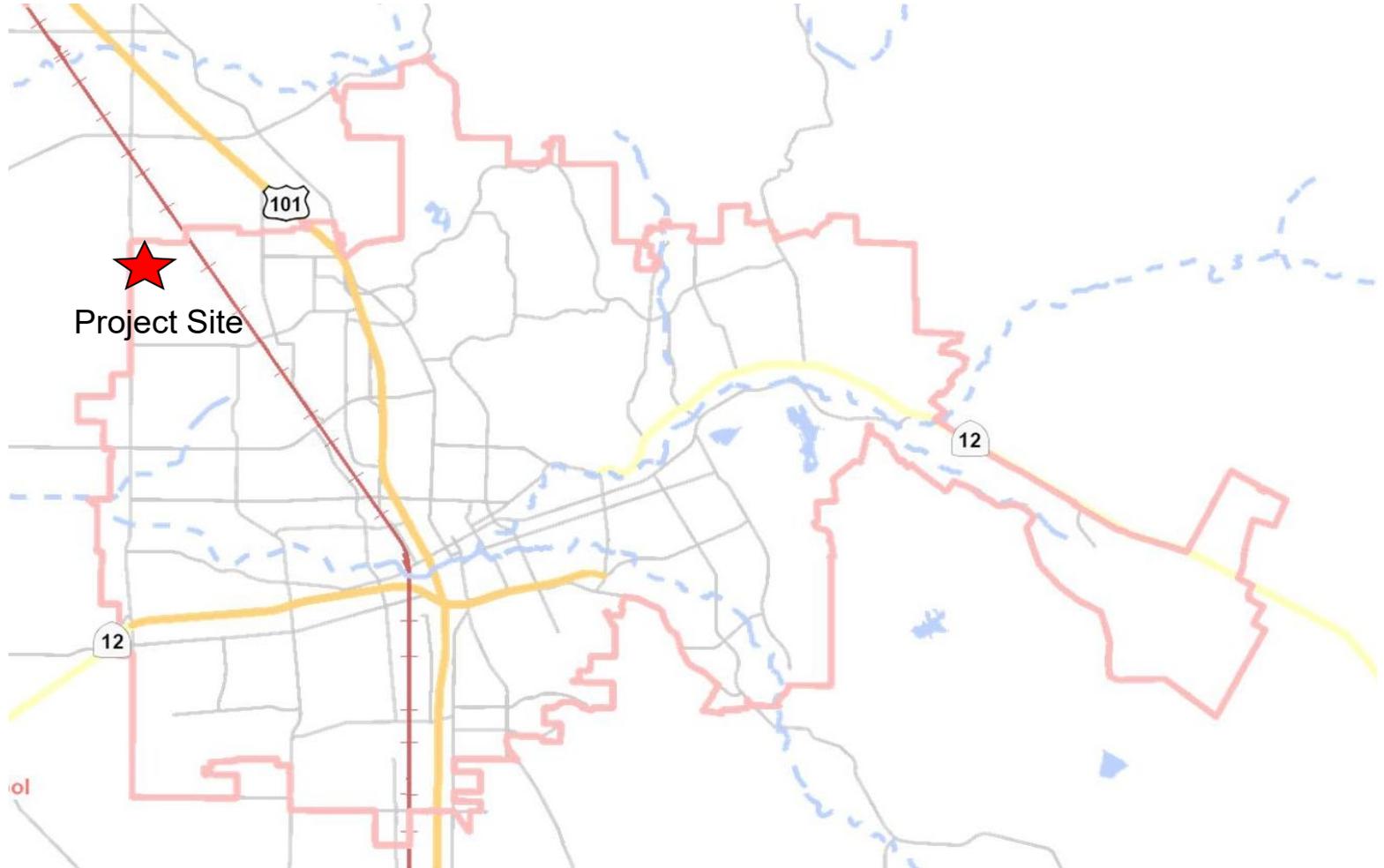


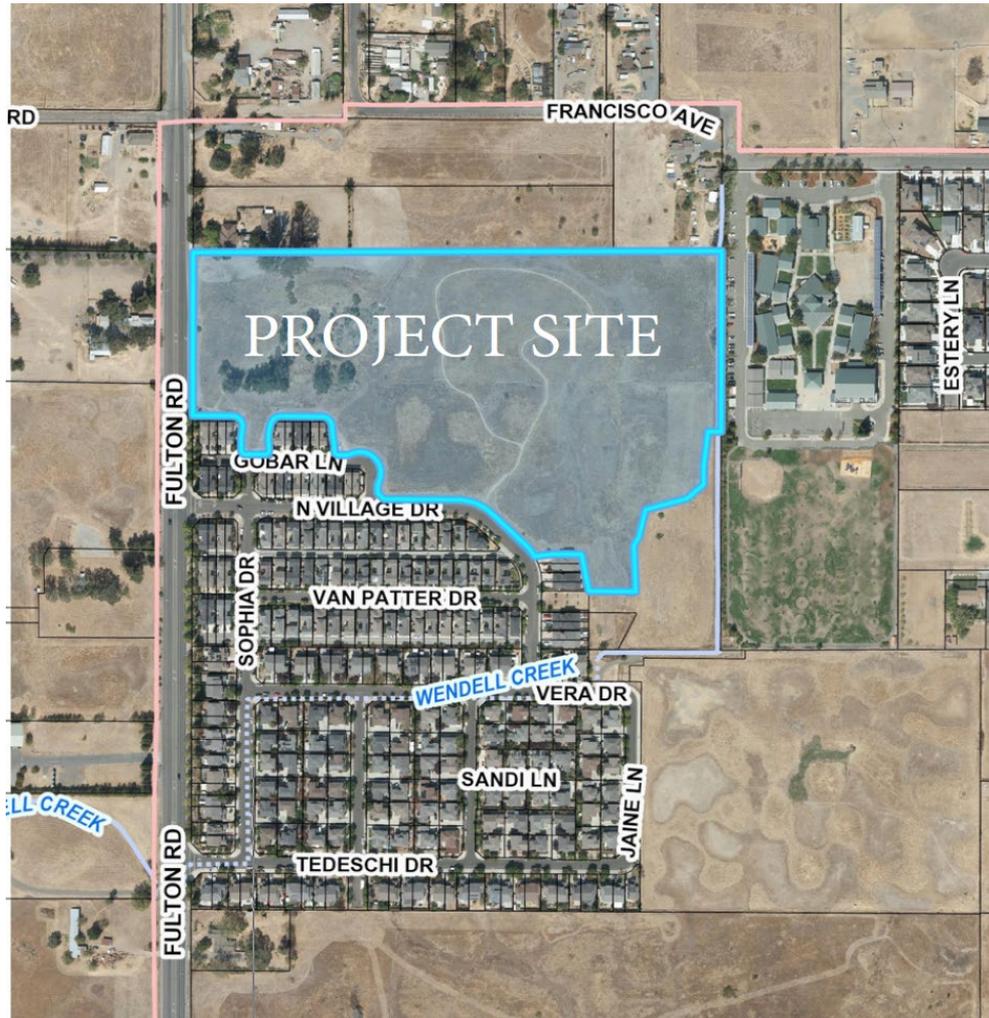
2406 Fulton Road

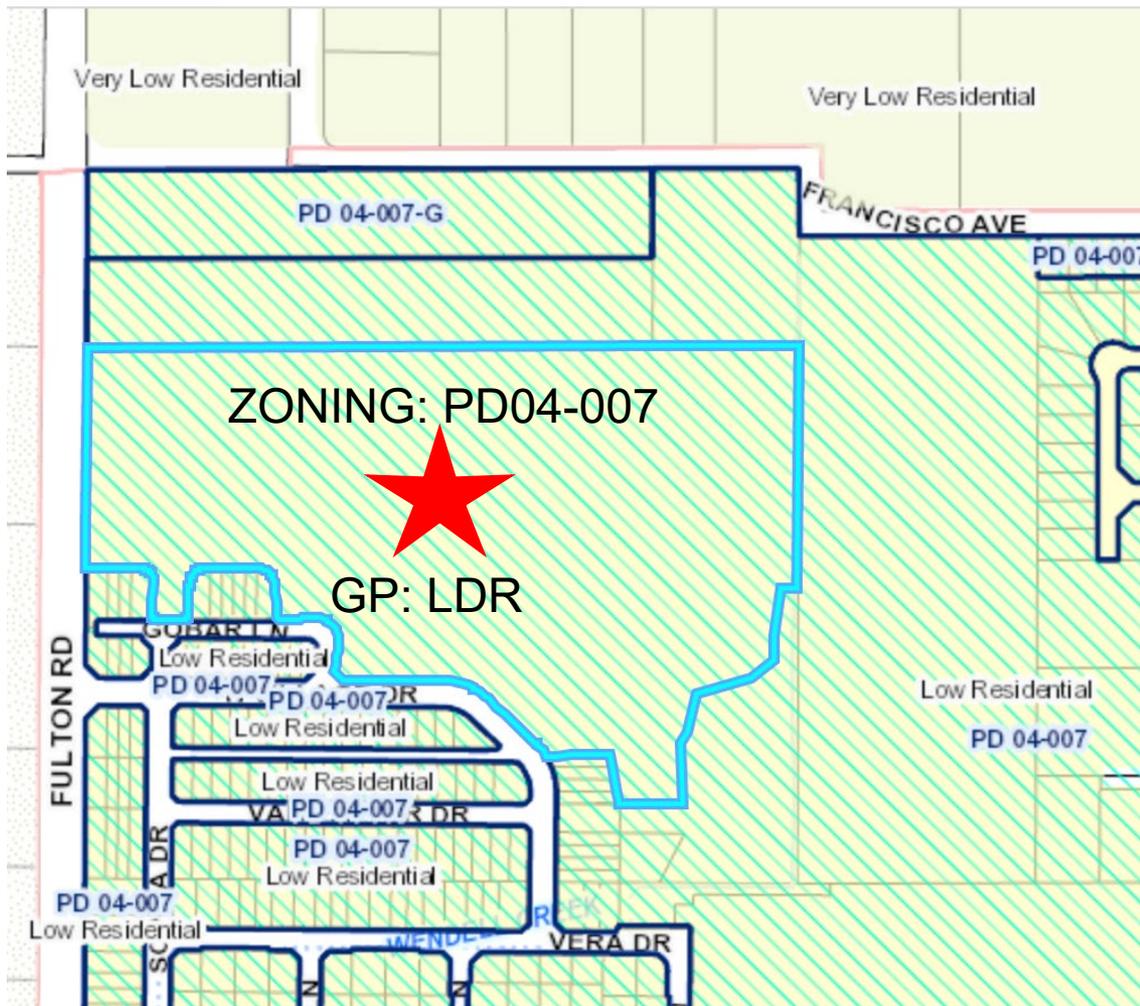
April 13, 2023

Michael Wixon
Contract Planner
Planning and Economic Development

Project Location- Citywide 2406 Fulton Road







Project Proposes:

- 70 parcels to construct 120 units
 - 24 detached SFDs/90 attached SFDs/6 Apt. Units
 - 8 affordable units to low-income households
- 4,000 sq ft community center
 - Pool, Gym, Day Care for 20 children
- Approximately 11 acres of private open space
 - Protects existing wetlands and habitat
 - Provides bike and pedestrian connections to adjacent school and (future) park

General Plan: Low Density Residential 2-8 UPA

- Project proposes 6.71 units per acre (slightly above mid-point)
- Meets many goals and policies, including project design that groups areas for development for the protection of natural resources

Zoning Code: PD04-007 Policy Statement:

- Allows SFD and MFD (up to a 4-plex) with previous approval of a development plan.
- Residential development standards primarily set by previously approved development plan (e.g. setbacks, building coverage).
- Many residential standards within the project are similar to Small Lot Residential Standards
- Community Center, Daycare, and Six-Plex unit approved by CUP

March 2003 – Draft Subsequent EIR Circulated for the Northwest Santa Rosa 3-97 Annexation - policy statement and development plan included. Three sub-areas of the Northwest Santa Rosa Annexation 3-97, one included the North Village II Subdivision.

August 2004, the City Council certified the Final Subsequent EIR with statements of overriding consideration and approved the annexation, including the General Plan land use designation (Low Density Residential) and zoning classification (PD04-007).

2004 – Original Housing Allocation Plan and Park Construction Agreement signed

Month, 2004, The North Village I Subdivision was recorded – began construction.

Project History Continued...

December 21, 2006, North Village II concept review at DRB

January 2007 – Received applications to develop the North Village II Subdivision. Project on-hold ‘til 2010

September 2010 -- Project re-activated with modified project design.

December 8, 2010 -- Neighborhood meeting held – resulted in removal of 4 units from project

March 11, 2011 -- Supplement to the previously completed EIR to address changes to both the project design and state law.

April 14, 2011– SEIR, Tentative Map and CUP approved by the Planning Commission: set project expiration date April 14, 2013

Discretionary Entitlements

- Tentative Map Extensions
 - 3 separate requests
- Conditional Use Permit for 6-Plex, Rec Center/Day Care
- Design Review – Residential Uses and Recreation Center







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**ARCHITECTURAL SITE PLAN
STREETScape ELEVATION LOCATIONS**



Revisions
171 120 50 Start
100403 50 Track

Job Number
1724

Project Designer
PAUL GILGER

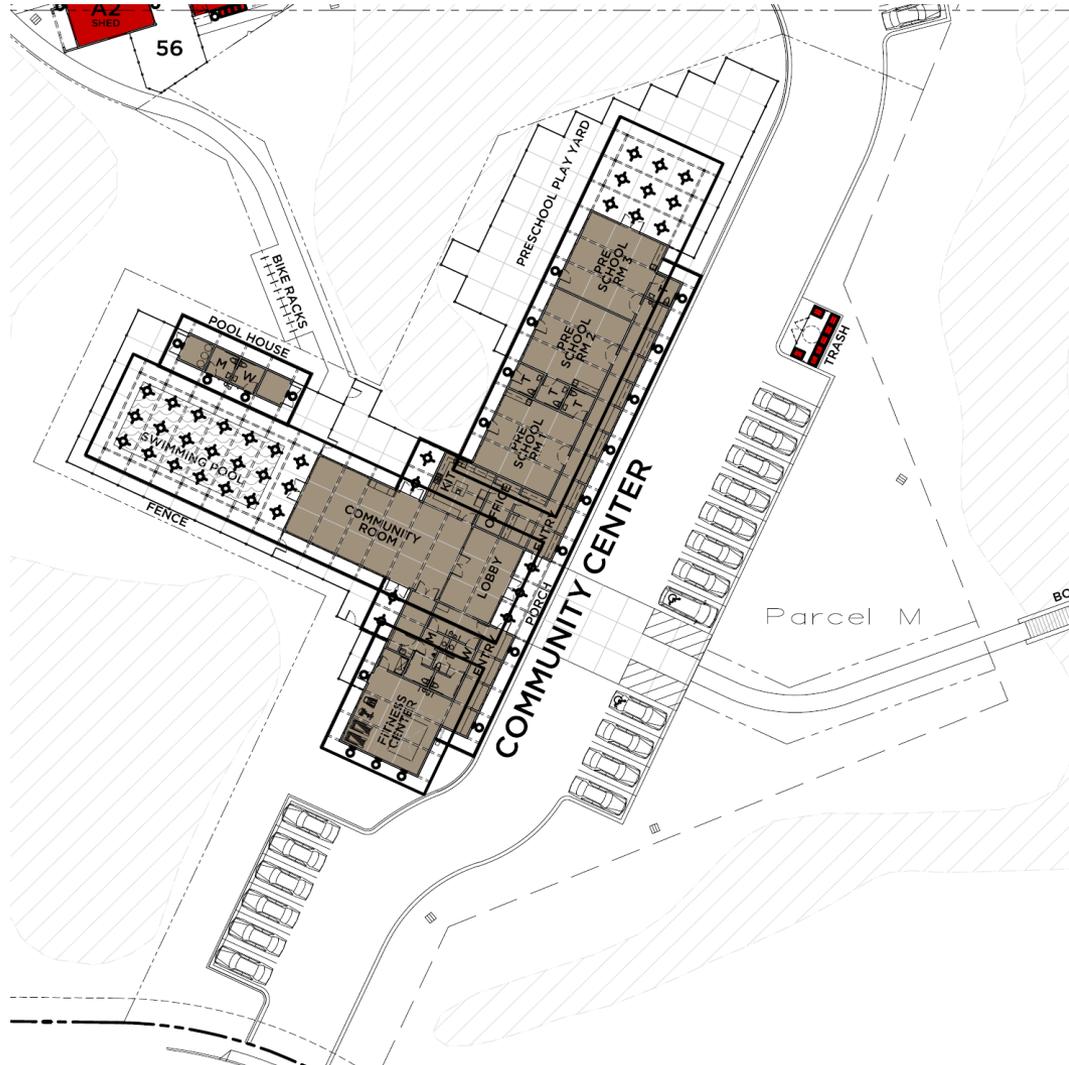
Drawn By
AULI GILGER

Date
Contract Nov 2017

Sheet
Site

NOT FOR CONSTRUCTION

Site Plan – Community Center



Example Elevations – SS1



Elevation A - North side of project, East section, looking South



Elevation B - North side of project, West section, looking South



Elevation C - North side of central street, West section

0' 8' 16' 24' 32' 40'
DRAWING SCALE 1/8" = 1'-0"

- Required Minimum No. of Parking Spaces:
120 parking spaces – Residential
 114 covered spaces (garages);
 6 covered parking spaces waived for 6-unit apartment building
 as affordable housing
Recreation Center – 15 spaces
- Parking Spaces Provided:
216 Parking spaces - Residential
 114 garage parking spaces;
 45 driveway spaces;
 6 uncovered parking spaces for apartments; and,
 51 on-street parking spaces
Recreation Center – 25 spaces

Environmental Review

California Environmental Quality Act (CEQA)

The Supplemental EIR prepared for the NVII Project was certified by the Planning Commission on April 14, 2011 (Resolution No. 28873)

No subsequent changes to the project necessitating further environmental review.

The proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements.

Previous SEIR is adequate; no further environmental review is necessary.

Minor modification to Condition 85 in Exhibit A

~~“85. The adjacent Public Park site, DN2006-062727, is to be improved with the North Village II development as called out in the executed “Agreement for Construction of Park Improvements and Playfield Renovation and Establishing Park Fee Credits for Dedication of Parkland and Construction of Improvements” entered into by the Fulton Road Investors LLC and the City of Santa Rosa on September 12, 2006. The Complete Public Park Site Improvement plans are to be submitted for review with the subdivision improvement plans submitted for the first plan check of the First Phase of development. The park site development may be phased only if the subdivision is phased. If the subdivision is not phased the park is to be fully developed. Under a phased development the park site is to be graded and drainage system established with the first phase all remaining improvements shown on the Master Plan approved by the Recreation and Parks Department together with public access ways to the park site from public right of way are to be completed with the second phase of development. The phased subdivision improvements will not be accepted without those respectively phased park improvements being completed.~~

The Planning and Economic Development Department recommends that the Planning Commission by resolutions, approve the 3 separate requests to extend the Tentative Subdivision Map for the North Village II Project, a 70 lot, 120-unit residential subdivision with a Community Recreation Center and Private Open Space.

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