

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
April 13, 2017

PROJECT TITLE

Air Center East Phase II Extension

APPLICANT

Santa Rosa Associates II

ADDRESS/LOCATION

1301 Ludwig Avenue

PROPERTY OWNER

Santa Rosa Associates II

ASSESSOR'S PARCEL NUMBER

035-141-031

FILE NUMBER

EXT16-0046

APPLICATION DATE

October 12, 2016

APPLICATION COMPLETION DATE

October 12, 2016

REQUESTED ENTITLEMENTS

Tentative Map one-year time extension

FURTHER ACTIONS REQUIRED

Director level one-year time extension for a Conditional Use Permit

PROJECT SITE ZONING

PD 98-001 B (Planned Development)

GENERAL PLAN DESIGNATION

Low Density Residential
Low Density Residential/Open Space

PROJECT PLANNER

Amy Nicholson

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION
FROM: AMY NICHOLSON, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: AIR CENTER EAST PHASE II EXTENSION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a one-year time extension for the Air Center East Phase II Tentative Map to subdivide an approximately 37.1-acre parcel into 131 single family lots and three common parcels.

EXECUTIVE SUMMARY

The approved Air Center East Phase II Subdivision includes 131 detached single-family lots, and three California Tiger Salamander habitat parcels, on a 37.1-acre site. The Tentative Map and Conditional Use Permit for the Air Center East Phase II Subdivision were approved by the Planning Commission on April 11, 2002, with an original expiration date of April 11, 2004. In July 2002, the U.S. Fish and Wildlife Service (USFWS) classified the California Tiger Salamander (CTS) as an endangered species. A 610-day development moratorium was established based on the identification of CTS on the project site, extending the expiration of the Tentative Map and Conditional Use Permit to December 12, 2005. Between December 2005, and August 2009, the applicant worked with the California Department of Fish and Wildlife (CDFW) and USFWS to incorporate the CTS habitat into the project. On August 27, 2009, the Planning Commission approved four one-year time extensions, extending the expiration for the Air Center East Phase II Subdivision Tentative Map and Conditional Use Permit to December 12, 2009.

Beginning in 2008, the California Legislature passed a series of bills that extended the expiration date of the subject Tentative Map and Conditional Use Permit to December 12, 2016. This is the applicant's fifth and final one-year discretionary extension. Approval of the extension would allow the applicant until December 12, 2017, to record the Final Map.

BACKGROUND

1. Project Description

The project includes a one-year time extension for an approved 131 single-family lot subdivision, and three California Tiger Salamander (CTS) habitat parcels, on a 37.1-acre site. The project site includes a 37-acre portion of the 317-acre former Old Naval Air Station property. The proposed development avoids wetland areas by developing the former runways and preserving the adjacent wetlands as open space, identified as CTS mitigation parcels on the Tentative Map. Access to the new lots would be provided by public streets and Fresno Avenue would be extended as a through street to Ludwig Avenue. The proposal also includes landscape parcels along Fresno Avenue, and a multi-use pathway between Fresno Avenue and the creek channel.

The Tentative Map and Conditional Use Permit for the Air Center East Phase II Subdivision were approved by the Planning Commission on April 11, 2002, with an original expiration date of April 11, 2004. In July 2002, the USFWS classified CTS as an endangered species, and a 610-day moratorium was instituted, extending the expiration of the Tentative Map and Conditional Use Permit to December 12, 2005. Between December 2005, and August 2009, the applicant worked with the California Department of Fish and Wildlife (CDFW) and USFWS to incorporate the CTS habitat into the project. On August 27, 2009, the Planning Commission approved four one-year time extensions, extending the expiration for the Air Center East Phase II Subdivision Tentative Map and Conditional Use Permit to December 12, 2009.

The subject Tentative Map and Conditional Use Permit were extended to December 12, 2016, subsequent to legislation passed by the California Legislature. This extension is the applicant's fifth and final request for a discretionary one-year extension. Approval of the extension would allow the applicant until December 12, 2017, to record the Final Map. Based on the approved project's location within the Air Center East Planned Development, an extension of the Conditional Use Permit is also requested. Pursuant to City Code Section 20.54.050 (B), all extensions, with the exception of Tentative (Parcel) Maps, can be approved by the Director of Planning and Economic Development.

2. Surrounding Land Uses

North: Low Density Residential and Airfield Fresno Mitigation Site

South: Ludwig Avenue and Low Density Residential (County)

East: Roseland Creek Channel and Low Density Residential

West: Low Density Residential, Low Density Residential Open Space, and Open Space

The site is surrounded by a mix of developed and undeveloped low density residential and open space parcels.

3. Existing Land Use – Project Site

The 37.1-acre project site consists of one parcel located on the northern side of Ludwig Avenue within the Air Center East Planned Development, previously home to the former Naval Air Station. Although the runway pattern is currently visible from aerial photographs, the concrete runway has been demolished. The site is rectangular and includes approximately 600 feet of street frontage. The parcel is vacant and consists of flat topography, grasses, several trees and shrubs, and several areas of wetlands. A chain link fence currently encloses the property.

4. Project History

On April 11, 2002, the Planning Commission approved the Air Center East Phase II project.

In July 2002, the California Tiger Salamander were classified as an endangered species by the USFWS.

On March 30, 2004, the City Engineer established a 610-day development moratorium period for the approved project based on the classification of the California Tiger Salamanders as an endangered species. The moratorium resulted in the extension of the Tentative Map and Conditional Use Permit to December 12, 2005.

In December 2005, the applicant applied for a one-year time extension. Between December 2005, and August 2009, the applicant worked with the California Department of Fish and Wildlife (CDFW) and USFWS to incorporate the CTS habitat into the project.

On August 27, 2009, the Planning Commission approved four one-year time extensions, extending the Tentative Map and Conditional Use Permit to December 12, 2009.

Beginning in 2009, the California State Legislature passed a series of bills, extending the expiration date of the Tentative Parcel Map and Conditional Use Permit to December 12, 2016.

On October 13, 2016, the application for a one-year time extension request for the Tentative Map and Conditional Use Permit were submitted to the Planning and Economic Development Department.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan designation for the site is Low Density Residential and Low Density Residential/Open Space. Low Density Residential allows a density of 2.0 to 8.0 units per acre. The Low Density Residential/Open Space land use designation also allows between 2.0 and 8.0 units an acre, assumed at 80 percent, based on existing wetlands constraints. The approved project proposes 3.58 units per acre, consistent with the permitted densities under both land use designations. During the Planning Commission Public Hearings of April 11, 2002, and August 27, 2009, the Planning Commission determined that the Tentative Map and associated Conditional Use Permit were consistent with the goals and policies of the General Plan.

2. Zoning

North: PD 98-001 (Planned Development Air Center East)
South: AR-County (Agriculture and Residential District)
East: R-1-6, PI, OSR, RR-County (Single-Family Residential, Public Institutional, Open Space Recreation, Rural Residential-County)
West: OSC (Open Space – Conservation)

The site is within the Air Center East Planned Development, intended for detached single family uses. The development standards for the approved subdivision were established as provisions of the Conditional Use Permit. These standards were found consistent with the Zoning Code and Planned Development Policy Statement at the Planning Commission Public Hearings of April 11, 2002, and August 27, 2009.

3. Neighborhood Comments

No neighborhood comments have been received at the time of writing this report.

4. Public Improvements/On-Site Improvements

The project will continue the construction of Fresno Avenue through to Ludwig Avenue. The approved Tentative Map includes a grid pattern of streets including two Avenue, five Minor, and five Neighborhood standard streets. A multi-use pathway will be installed along Fresno Avenue adjacent to the Roseland Creek Channel. The project also includes the installation of Class II bike lanes on Fresno Avenue.

ENVIRONMENTAL IMPACT

The extension has been reviewed in compliance with the California Environmental Quality Act (CEQA). During the April 11, 2002, Public Hearing, the Planning Commission adopted Resolution No. 10097, finding that the Air Center East Phase II Subdivision was within the scope of the previously certified Southwest Santa Rosa Area Plan Final Environmental Impact Report (EIR), and the scope of the project remains unchanged and is consistent with the analysis of the environmental document. The classification of the California Tiger Salamander (CTS) as an endangered species in July 2002, subsequent to the certification of the EIR, qualifies as a new circumstance and new information under the CEQA Guidelines Section 15162. Based on the area of CTS habitat identified on the project site, and the required mitigation credit ratio of 3:1, 82.65 acres of land will be dedicated for CTS habitat. In addition, five CTS migratory tunnels will be installed under the newly constructed portion of Fresno Avenue. Based on the aforementioned habitat and tunnel dedication, the new circumstance and information will not result in a significant effect not discussed in the previously certified EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

This one-year extension request has not been reviewed by any additional review authorities.

NOTIFICATION

This time extension request was noticed pursuant to Chapter 20-66 of the City Code and included the mailing of notices to property owners within 400 feet of the site, the installation of an on-site sign, and an announcement published in the Press Democrat.

ISSUES

During the December 12, 2009, Public Hearing, the Planning Commission adopted a revised Development Advisory Committee (DAC) Report, dated August 6, 2009. Condition #13 of the adopted DAC Report relates to the Housing Allocation Plan (HAP) which reads, "This project is subject to the provisions of the City's Housing Allocation Plan and shall provide 15% of the total units for households whose income does not exceed that of a low-income household. Prior to the issuance of a grading permit or recordation of the Final Map, the applicant shall execute an agreement with the Economic Development and Housing Department to implement the requirements of the Housing Allocation Plan." The applicant is requesting a revised condition of approval that reads, "The developer shall comply with City Code section 21-02, Housing Allocation Plan, through provision of the appropriate number of on-site affordable units, payment of housing impact fees, or alternatively, the Director of Planning and Economic

Development has authority to accept innovative Housing Allocation Plan compliance strategies beyond provision of on-site affordable units or payment of impact fees.”

Prior to the HAP revisions in 2012, projects over 15 acres in size were required to provide 15 percent of total units as affordable units on the project site (see attached HAP History). In 2012, the HAP was revised to allow payment of in-lieu fees, or other innovative methods, for residential projects of all sizes. The applicant is requesting to conform with the current ordinance, that allows for flexibility in compliance with the HAP. Staff supports this modification as the requested change is consistent with the current HAP.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Tentative Map
Attachment 4 – Development Advisory Committee Report, dated March 27, 2017
Attachment 5 – Housing Allocation Plan History
Attachment 6 – Planned Development Policy Statement
Attachment 7 – Initial Study/Southwest Area EIR
Attachment 8 – Moratorium Letter
Attachment 9 – 2009 Development Advisory Committee Report
Attachment 10 – Prior Commission Resolutions/Minutes
Attachment 11 – Public Correspondence
Attachment 12 – CTS Habitat Diagram and Narrative Resolution
Exhibit A: DAC Report dated March 29, 2017
Exhibit B: Design Guidelines for Air Center East Phase II, dated December, 1999
Exhibit C: Use Permit Provisions for Air Center East Phase II, dated April 3, 2002

CONTACT

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