

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
JUNE 22, 2017

PROJECT TITLE

Park Lane II Apartments

APPLICANT

Art & Brad Bergesen,
PAB Investments, LLC

ADDRESS/LOCATION

1001 Doubles Drive

PROPERTY OWNER

PAB Investments, LLC

ASSESSOR'S PARCEL NUMBER

035-690-103

FILE NUMBER

MJP14-010

APPLICATION DATE

September 10, 2014

APPLICATION COMPLETION DATE

August 23, 2016

REQUESTED ENTITLEMENTS

Rezoning (recommendation) and
Conditional Use Permit

FURTHER ACTIONS REQUIRED

Rezoning and Design Review

PROJECT SITE ZONING

PD (Planned Development),
Courtside Village, #95-001

GENERAL PLAN DESIGNATION

Low Density Residential
(2-8 units per acre)

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE PLANNING
COMMISSION
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: PARK LANE II APARTMENTS
AGENDA ACTION: THREE RESOLUTIONS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by separate resolutions, adopt a Mitigated Negative Declaration, recommend the City Council (Council) introduce and adopt an ordinance to modify the language of the Courtside Village Policy Statement and approve a Conditional Use Permit for the Park Lane II Apartments project.

EXECUTIVE SUMMARY

The Park Lane II Apartments project (project) involves the construction of an approximately 34,500 square foot, three-story, 24-unit apartment building on a vacant, ±1-acre parcel. The proposal includes a Mitigated Negative Declaration (MND) and three entitlement applications:

- A Rezoning request to modify the language of the Courtside Village Policy Statement;
- A Conditional Use Permit (CUP) for a density transfer within the Courtside Village planned development area; and
- Design Review for a 3-story, multi-family apartment building and associated accessory structures.

The actions before the Planning Commission (Commission) include the MND, Rezoning for which the Commission will make a recommendation to the Council, and the CUP.

BACKGROUND

1. Project Description

The project proposes to develop an approximately 1-acre parcel with a 24-unit multi-family residential structure, three small carport structures, an enclosed area for garbage receptacles, parking and associated improvements. This represents 0.94% of the City's 5-year goal for market rate units. The project site is located at the southwest corner of the intersection of Sebastopol Road and Doubles Drive, and is within the boundaries of the Courtside Village Planned Development. The site is vacant, generally flat, and is vegetated with a few small trees, shrubs and grasses.

The primary building will be three stories tall, with a maximum height of 35 feet. The 24-unit apartment building will be comprised of six flats and 18 townhouse units. Exterior materials are predominantly stucco, with wood and metal accent features, and there is significant glazing along the Sebastopol Road elevation. Accessory structures are located along the southern property line.

Primary vehicular access would be provided via a single driveway off Doubles Drive, with a secondary access off Arthur Ashe Circle for emergency vehicle access. The project will provide 60 parking spaces, of which 18 will be private garage spaces located on the ground floor. The remaining 42 parking spaces are located outside and tandem to the garage spaces, and along the southern border of the development site.

On-site stormwater will be collected and treated via best management practices pursuant to the City of Santa Rosa Low Impact Design Manual. Water and sewer services would be provided through existing infrastructure managed and maintained by the City.

2. Surrounding Land Uses

North: Retail & Business Services/Medium Density Residential (8-18 units per acre); currently developed with mixed retail and residential uses.
South: Low Density Residential (2-8 units per acre); currently developed with the Millbrook small lot subdivision.
East: Low Density Residential; currently developed mixed use.
West: Low Density Residential; currently developed with a church and a small neighborhood park.

The development site is located within the boundaries of the Courtside Village Development Plan area.

3. Existing Land Use – Project Site

The site is currently vacant. It is flat and vegetation consists of a couple of small trees, shrubs and grasses.

4. Project History

On March 5, 2014, a Neighborhood Meeting was held to introduce the project to neighbors and gather public comment. Approximately 13 members of the public attended the meeting. Comments are discussed in the Neighborhood Comments section of this report.

On March 20, 2014, the proposed project was presented to the Design Review Board (DRB) as a concept item. Refer to the Board/Commission/Committee Review and Recommendations section of the report for further information.

On September 10, 2014, the project applications were submitted to Planning and Economic Development.

On November 5, 2014, an Issues Letter was sent to the applicant identifying several issues to be resolved prior to advancing the project.

On January 21, 2016, a revised set of plans was submitted to Planning and Economic Development.

On May 10, 2016, a second Issues Letter was sent to the applicant.

On August 23, 2016, final revised plans were submitted to Planning and Economic Development.

On March 8, 2017, final revisions to the draft Mitigated Negative Declaration were completed.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The site is designated as Low Density Residential on the General Plan land use

diagram, which allows development of 2-8 residential units per acre. While areas within this land use designation are typically developed with detached single-family residential structures, attached multi-family residential developments are also permitted. In accordance with the Courtside Village planned development, the development site is permitted to develop at a density of 18 units per acre. The project proposes to adjust the residential densities within the planned development area to allow the 24-unit apartment building, effectively raising the density to 24 units per acre at this location. Refer to the Zoning section of this report for further discussion regarding the density transfer.

The project implements many of the General Plan goals and policies in that it proposes a well-designed, multi-family residential facility. The project was reviewed by the DRB as a concept item, and recommended changes have been implemented. The Board was generally favorable.

The project adds a new housing type to this area of the City and, by offering one-, two-, and three-bedroom rental units, the project creates options for varying levels of income and household size. All required parking will be offered on-site, the project design connects to the existing pedestrian network along Sebastopol Road, and the site is within walking distance of the Joe Rodota Trail.

The following General Plan goals and policies are applicable to the Park Lane II Apartment project:

- | | |
|---------|---|
| LUL-A | Foster a compact rather than a scattered development pattern to reduce travel, energy, land, and material consumption while promoting greenhouse gas emission reductions citywide. |
| LUL-F | Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs. |
| LUL-F-3 | Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood. |
| H-A | Meet the housing needs of all Santa Rosa residents. |
| H-C | Expand the supply of housing available to lower income households. |
| H-A-2 | Pursue the goal of meeting Santa Rosa's housing needs when compatible with existing neighborhoods. Development of existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods. |

- H-A-5 Improve community acceptance of higher-density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects.

2. Zoning

The development site is within the PD (Planned Development) zoning district. It is within the Courtside Village Development Plan area, which is bordered to the north by Highway 12 and the Joe Rodota Trail; to the east by Fresno Avenue and the Village Station subdivision; to the south by Golden Gate Avenue; and to the west by a vacant property designated by the General Plan land use diagram for residential uses.

The Courtside Village Policy Statement was adopted by Council Ordinance No. 3181, dated March 28, 1995. The subject site is in an area designated as Civic/Recreational on the Courtside Village Development Plan, which allows the residential development at a rate of 18 units per acre.

The Policy Statement has been amended twice since its adoption.

- Council Ordinance No. 3620, dated August 12, 2003, allowed the expansion of commercial uses to include uses allowed in City's then C-1, now CN (Neighborhood Commercial) zoning district.
- Council Ordinance No. 3762, dated February 7, 2006, revised the Policy Statement to allow single-family residential uses within areas designated as Civic/Recreational on the Development Plan; hence, allowing the Millbrook subdivision of 2.28 acres into 18 single-family residential lots at 3946 Arthur Ashe Circle. The subdivision abuts the subject development site.

Modifications to an approved Policy Statement

The project is proposing to modify the existing Policy Statement to shift residential densities within the Courtside Village Planned Development area. If approved, it will increase the allowable density from 18 to 24 units per acre on the subject site. Pursuant to Zoning Code Section 20-26.60(B), a request to modify, change or revise any approved Development Plan or Policy Statement shall be processed in the same manner as any other zone change application. Accordingly, the project includes a Rezoning application.

As stated in the Policy Statement, Section IV(D)(3)(a - b), "Densities of up to 18 units per acre shall apply to the land area included within the Civic/Recreational land use category on the Development Plan. That area multiplied by 18 units/acre shall be added to the maximum dwelling units allowed in the other

Land Use categories in order to determine the maximum number of dwelling units within the Courtside Village PC District. Density transfers between the Land Use categories shall be allowed, and densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded.”

Besides the subject parcel, most lots within Courtside Village have either already been developed or have approved projects in queue. The following table demonstrates that there is adequate density remaining and that the subject density transfer will not render any vacant and/or unentitled parcel undevelopable.

Unit Density Calculations for Courtside Village Planned Community Development					
Subdivision Name & Unit	Actual # of Residential Units (Oct. 2013)	Allowable Density (Units/Acre)	Subdivision Size (Acres)	Allowable Number of Units	Allowable Remaining Units
Courtside Village – Unit 1 (LDR)	107	8	22.91	183	76
Lot 102 (LDR)	0	8	1.84	15	15
Lot 103 (LDR)	0	8	0.55	4	4
Lot 104 (LDR)	0	8	1.41	11	11
Courtside Village – Unit 2 (LDR)	88 ^A	8	12.88	103	15
Lot 1-7 (LDR)	7 ^B	8	.065	5	-2
Courtside Village – Unit 3 (LDR)	112	8	12.68	101	-11
Courtside Village – Unit 4 (LDR)	53	8	6.67	53	0
Millbrook(Lot 49) (LDR)	18	8	1.84	18	0
Park Lane II Apts (Lot 48) (LDR)	24^C	8	1.00	8	-16
Village Square – Unit 1 (LDR)	18	8	2.75	22	4
Village Square – Unit 2 (MDR)	200	18	6.60	119	-81
TOTALS AFTER PROJECT	627		72.22	642	15

Source: Adapted from "Unit Density Calculations" by BKF Engineers, September 2015.
A. Note that Courtside Village - Unit 2 Final Map shows Lot 37. This lot was eliminated - merged into the park and Lot 38.
B. Lots created in the Final Map for Courtside Village - Unit 2, units not constructed.
C. Currently proposed by PAB Investments, LLC. Due Diligence Stage (2/15).

Development Standards

Setbacks are set by CUP and are proposed as follows:

- South: Garbage and carport structures are 4-6 feet away, and separated by a landscaped area, from the property line.
- West: The structure is 22'6" from the property line in an area that contains a 20' public access, storm drain, and sewer easement.
- North: The structure is 8'6" from the back of sidewalk. Porches project

into the setback area. Other development adjacent to the site is constructed with a similar height and setbacks along Sebastopol Avenue.

- East: The structure is 7'10" from back of sidewalk and 35'2" from the back of curb. There is a church across Doubles Drive.

The DRB reviewed the project plans including the site plan. The meeting minutes do not indicate that the Board expressed any concern in terms setbacks, nor do staff's or the architect's notes.

Lot coverage is set by CUP and is proposed at approximately 41% (including the main building, trash enclosure and carports). As a reference point, the R-3-30 (Multi-family Residential) zoning district is the standard zoning district most commonly associated with this type of development. The R-3-30 (Multi-family) zoning district allows up to 75% lot coverage. As such, staff finds the project meets similar, current development standards.

Building height is regulated by the Policy Statement at a maximum of 45'. As proposed, the tallest point on the 3-story structure is 35'.

Pursuant to the Courtside Village Policy Statement, parking is determined by CUP. The project will provide 60 parking spaces (18 garage and 42 parking lot stalls). The units that do not have garages will be provided with adequate storage areas for bicycle parking. As a reference point, the project meets both automobile and bicycle parking requirements pursuant to Zoning Code Table 3-4.

3. Design Guidelines

Pursuant to Zoning Code 20-52.03, the proposal requires Design Review. Due to the type and size of the development, the review authority will be the DRB. This section of the Zoning Code also requires all land use entitlements, such as a CUP, be acted on prior to Final Design Review being granted. Accordingly, a public hearing before the DRB will be scheduled after other entitlements have been acted upon.

4. Historic Preservation Review Standards

Not applicable.

5. Neighborhood Comments

At a Neighborhood Meeting held on March 5, 2014, concerns regarding the following project-related impacts were raised:

- Parking impacts
- Impacts to the Millbrook neighborhood

- Impacts to Village Green Park

6. Public Improvements/On-Site Improvements

Sebastopol Road will be improved to Parkway standards along the project frontage.

Sidewalks along project frontage shall be improved to current City standards.

A comprehensive list of improvements can be found in the Development Advisory Committee (DAC) Report, dated

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared that resulted in a Mitigated Negative Declaration (MND). The MND was circulated for a 30-day comment period commencing on April 24, 2017. To date, no comments have been received.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On March 20, 2014, the project plans were reviewed by the DRB as a concept item. Based on comments from the DRB and compliance with the Americans with Disability Act (ADA), the following plan changes have been made, and are shown on pages A4 (elevations reviewed by the Board) and A5 (current elevations) of the attached project plans:

- Stronger accent colors have been introduced;
- Bay windows were originally too generic and have been redesigned;
- The entrance located on the back (south) side of the building has been redesigned to promote a better “sense of entrance;” and
- The eastern most garage was expanded to comply with ADA requirements.

NOTIFICATION

On February 21, 2014, a Notice of Neighborhood Meeting was sent to property owners within 400 feet of the subject site.

In April 2017, pursuant to Zoning Code Section 20-66 and CEQA, a Public Hearing Notice was mailed to property owners within 400 square feet of the site; a public hearing sign was installed on site; and Notice of Public Hearing was published in the Press Democrat, announcing a 30-day public review period for the MND and the Commission's review of the project.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 - Disclosure Form

Attachment 2 - Location Map

Attachment 3 - Project Plans (including site, floor, grading, utility, striping and landscaping plans, elevations and site photographs, prepared by Hedgpeth Architects, stamped received on August 23, 2016)

Attachment 4 - Policy Statement (Original)

Attachment 5 - Policy Statement (Redlined)

Attachment 6 - Policy Statement (Proposed)

Attachment 7 - Council Ordinances Nos. 3181, dated March 28, 1995; 3440, dated September 14, 1999; 3620, dated August 12, 2003; and 3762, dated February 7, 2016

Attachment 8 - DRB concept meeting minutes, March 20, 2014

Attachment 9 - Department of Transportation, dated May 23, 2017

Attachment 10 - Public Correspondence

Resolution 1 - MND/Exhibit A (MND, dated March 17, 2017)

Resolution 2 - Rezoning

Resolution 3 - CUP/Exhibit A, dated November 18, 2016

CONTACT

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