

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: PATRICK STREETER, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: APPLICATION FOR REZONING FROM RR-20 (RURAL RESIDENTIAL) TO R-1-6 (SINGLE-FAMILY RESIDENTIAL) TO ALLOW DEVELOPMENT OF A RESIDENTIAL SMALL LOT SUBDIVISION AND TWO NEW SINGLE FAMILY DWELLINGS, WITH A REMAINDER LOT OCCUPIED BY THE EXISTING SINGLE FAMILY DWELLING, ON THE 0.43-ACRE PARCEL LOCATED AT 243 MIDDLE RINCON ROAD - FILE NO. REZ17-003

AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to Rezone Assessor's Parcel No. 182-210-013 from the RR-20 Zoning District to the R-1-6 Zoning District.

EXECUTIVE SUMMARY

The Middle Rincon Road Tentative Parcel Map project includes a rezone from the RR-20 (Rural Residential) zoning district to R-1-6 (Single-family Residential); a Conditional Use Permit for a small lot subdivision; and a Tentative Parcel Map to subdivide a 0.45-acre parcel into three individual residential lots with the intent to construct two new single family homes and to retain the existing single family home.

On September 28, 2017, the Planning Commission approved the Conditional Use Permit and Tentative Map. The applicant now requests that the City Council adopt an ordinance to rezone the property to R-1-6 to allow the proposed subdivision to move forward.

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BACKGROUND

1. Project Description

The proposal involves Rezoning, Tentative Parcel Map, and Conditional Use Permit applications. The property will be subdivided into three lots and two single family detached dwellings will be constructed on the two new lots (Lot 1 and Lot 2). The existing residence will be retained on the remainder lot.

The residential floor plans for Lots 1 and 2 are the same. These 24-foot foot high buildings are two stories and include approximately 1,933 square feet of living area. Each will have four bedrooms and three bathrooms. The lower level will include living area and one bedroom and bathroom (1,010 square feet) and the upper level includes three bedrooms and two baths (923 square feet). The attached garage will accommodate two cars (434 square feet). Outdoor space includes a 114 square foot front porch and a private rear yard (approximately 1,000 square feet).

Proposed landscaping includes a row of seven willow trees and understory shrubs between the shared driveway and the north property line, front yard landscaping including one feature tree (Japanese Pagoda tree) located between Lots 1 and 2, and ground cover and shrubs at the shared driveway entrance. A 6-foot solid wood fencing will be built along the north property line, from the existing chain link fence to the street. The same type of fence will separate the side and rear property lines of the new lots. No rear yard landscaping is proposed.

The project would remove four protected trees, totaling 75.7 inches in trunk diameter. The landscape plan proposes eight replacement trees.

2. Surrounding Land Uses

North:	Single family detached residences
South:	Single family detached residence
East:	Single family detached residence
West:	Single family detached residence

The project site is surrounded on all sides by single family detached residences. Middle Rincon Road is an arterial street along the project frontage that connects Montecito Boulevard and Highway 12.

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3. Existing Land Use – Project Site

The site is generally level and rectangular in shape; it is developed with a one-story, single family detached dwelling. The existing driveway on Middle Rincon Road provides access to the attached one-car garage and two uncovered parking spaces. A separate driveway runs along north property line to the single family dwelling located on the parcel that adjoins the rear property line.

4. Project History

February 1, 2017 - A Pre-Application Neighborhood Meeting was held for the project. An adjoining neighbor to the rear expressed privacy concerns related to the proposed second story windows. The applicant agreed to flip the Lot 1 floor plan so that the second story windows would face away from this neighbor.

March 7, 2017 - The Rezoning, Tentative Parcel Map, and Small Lot Conditional Use Permit applications were submitted.

June 13, 2017 - The submitted application was deemed complete after additional information was provided.

August 21, 2017 - The applicant fully resolved access issues raised by Engineering Development Services.

September 28, 2017 – The Planning Commission held a public hearing at which point it approved a recommendation to the Council to rezone the subject site, approved a Conditional Use Permit for a small lot subdivision, and approved the Tentative Parcel Map.

PRIOR CITY COUNCIL REVIEW

None.

ANALYSIS

1. General Plan

The General Plan designation for the site is Low Density Residential, which allows residential development at a density of 2 to 8 units per acre. The parcels

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in the surrounding area share the same land use designation. The project density (6 units per acre) is above the midpoint of the allowed density range. The following General Plan goals and policies are most relevant to the proposed project:

Land Use

- LUL-E Promote livable neighborhoods. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.
- LUL-E-2 As a part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.
- 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.

Urban Design

- UD-A-5 Require superior site and architectural design of new development projects, to improve visual quality in the city.
- UD-F-1 Encourage the rehabilitation of older structures in neighborhoods to preserve the City's history and to allow for diversity of architectural styles.
- UD-F-2 Protect natural topographic features such as hillsides, ridgelines and mature trees and stands of trees.
- UD-F-4 Provide visual interest in building, site, and landscape design that avoids the sense of a monotonous tract development.

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- UD-G Design residential neighborhoods to be safe, human-scaled, and livable.
- UD-G-6 To promote social interaction, houses in new developments should contain porches, front gardens, and windows overlooking front yards and sidewalks.

Housing

- H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when compatible with existing neighborhoods. Development of existing and new higher-density sites must be designed in context with existing, surrounding neighborhoods.

The project furthers several goals and policies of the General Plan. The two new dwellings in the small lot subdivision will add to the diversity of the residential neighborhood while the existing single family dwelling at the front of the lot retains the existing single-story residential character of the street. The proposed landscaping will improve the appearance of the property from Middle Rincon Road and improve the livability of the existing residence. The building design for the new residences generally meets the Design Guidelines, as discussed in the Design Guidelines section of this report. Finally, the project will help to meet the City's housing needs by adding two new dwelling units on a residential lot that is currently occupied by a single dwelling.

2. Zoning

The subject site is currently zoned RR-20 (Rural Residential, 20,000-square-foot minimum). Part of the proposal is to rezone the property to R-1-6 Single-Family Residential. The proposed zoning designation is consistent with the Low Density Residential General Plan designation, which allows 2.0 to 8.0 units per acre.

The minimum lot size in the R-1-6 district is 6,000 square feet. The project proposes lots less than 6,000 square-feet, which triggers the requirement for a Residential Small Lot Subdivision Conditional Use Permit.

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3. Residential Small Lot Subdivision

The Zoning Code establishes design and development standards for residential small lot subdivisions (Section 20-42.140). Small lot subdivisions are allowed in the R-1 zoning district with a Conditional Use Permit which requires special development standards including, but not limited to, lot size, lot coverage, setbacks and height as well as required minimum one story elements and outdoor area.

The Planning Commission found the project complied with all of the applicable special development standards and fulfilled design standards. Notably, the three lots, which vary from 5,775 to 7,918 square feet, provide required private open space and parking spaces. Also, the two story dwellings had one-story elements.

4. Housing Allocation Plan

The City's Housing Allocation Plan requires all residential development projects to provide 15% of the total residential units as affordable to low income households or, in lieu of providing affordable units on site, pay fees at the time of building permit issuance. Pursuant to these requirements, the applicant is elected to pay the appropriate fees during the building permitting process.

5. Design Guidelines

Approval of a residential small lot subdivision Conditional Use Permit requires superior design, consistent with the City's Design Guidelines. The following Design Guidelines and goals pertain to the proposed project:

- 1.1 B.1 Serve neighborhoods with an interconnected street system that will diffuse traffic. Minimize the use of cul-de-sacs.
- 3.1 I.C. To promote single family projects that feature a variety of lot types, home sizes, housing types, designs and building materials.
- 3.1 II.B.3 Design single-family projects such that homes orient the front door toward new and existing streets.
- 3.1 II.B.1. Provide one story homes or very strong one story elements along each block.

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- 3.1 III.A.1 Orient the elements of the house which provide outward signs of habitation, such as the front door, windows, porches and balconies, towards the street.
- 3.1 III.G.1 Place the face of the garage a minimum of six feet behind the front of the house or porch.
- 3.1 III.G.2 Design homes so that garages compromise no more than 50% of the width of the lot along the street.
- 4.1 II.4 Existing site features should be incorporated into landscape design. Elements such as mature trees, tree groupings, and rock outcroppings should be considered as principal features of any landscape plan.
- 4.3 II.1. Integrate new development carefully into existing neighborhoods with respect to scale, level of detailing, use of materials, landscaping, and other characteristics of the neighborhood.

The project generally meets all of the above Design Guideline goals. It incorporates the existing residence into the front of the subdivision and improves the shared driveway which will serve the two new lots as well as the single family dwelling located on the adjoining lot. The new dwelling design meets all of the above referenced guidelines pertaining to design including building orientation, porch placement, garage setback, and building variation.

While the guidelines encourage incorporating existing site features into the landscape design, four trees, including one 47-inch redwood tree, are proposed for removal. Five trees on the remainder lot would be preserved.

6. Neighborhood Comments

No neighborhood comments have been received at the time of writing this report. During the neighborhood meeting held for the proposal, one attendee, the adjoining neighbor to west of the property, expressed interest in the proposal, specifically the potential for rear yard privacy intrusion created by second story windows. The applicant reversed the floor plan of Lot 2 to avoid this intrusion.

5. Public Improvements/On-Site Improvements

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Standard public street improvements along the lot frontage are required. On-site improvements include a 24-foot wide common driveway within the existing 40-foot wide access easement that serves the residential lot to the west. Standard private water and drainage improvements are also required.

FISCAL IMPACT

Approval of this action does not have a direct impact on the General Fund.

ENVIRONMENTAL IMPACT

The Project is consistent with the policies of the 2035 General Plan, which was adopted with a certified environmental impact report (EIR). There is no special circumstance on the project site or vicinity, such as steep slopes or wetlands; nor is there any new information regarding the environmental setting not previously evaluated by the General Plan EIR that may be adversely impacted by the Project. Uniform application of the City's policies and regulations will ensure environmental effects of the Project, if any, will be avoided or mitigated to a level that is not significant. In this special circumstance, Section 15183 of the California Environmental Quality Act states no additional environmental evaluation is required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On September 28, 2017, the Planning Commission, by resolution, recommended the Council introduce and approve an ordinance to rezone Assessor's Parcel No. 182-210-013 from the RR-20 (Rural Residential) zoning district to R-1-6 (Single-family Residential) zoning district.

NOTIFICATION

The project was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

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ATTACHMENTS

Attachment 1 - Disclosure Form

Attachment 2 - Neighborhood Context Map

Attachment 3 - General Plan and Zoning Maps

Attachment 4 - Plan Set (Includes Tentative Map, Site Plan, Renderings and Architectural Plans, Landscape Plan, and Tree Exhibit), dated May 7, 2017.

Attachment 5 - Planning Commission Draft Minutes, dated September 28, 2017.

Attachment 6 - Planning Commission Rezone Draft Resolution, dated September 28, 2017.

Attachment 7 - Planning Commission Conditional Use Permit Draft Resolution, dated September 28, 2017.

Attachment 8 - Planning Commission Tentative Parcel Map Draft Resolution, dated September 28, 2017.

Ordinance – Rezoning (Draft)

CONTACT

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