

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
NOVEMBER 30, 2017

PROJECT TITLE

Montgomery Creek Subdivision, Parcel 6

APPLICANT

Ken Caven, on behalf of REO Capital Fund 4, LLC

ADDRESS/LOCATION

4743 Montgomery Drive

PROPERTY OWNER

REO Capital Fund 4, LLC

ASSESSOR'S PARCEL NUMBER

031-140-023

FILE NUMBER

CUP17-076

APPLICATION DATE

July 5, 2017

APPLICATION COMPLETION DATE

August 9, 2017

REQUESTED ENTITLEMENTS

Minor Conditional Use Permit

FURTHER ACTIONS REQUIRED

Building Permit

PROJECT SITE ZONING

R-1-6 (Single-family Residential)

GENERAL PLAN DESIGNATION

Low Density Residential (2-8 units per acre)

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Provide comments

CITY OF SANTA ROSA
WATERWAYS ADVISORY COMMITTEE

TO: CHAIR RABINOWITSH AND COMMITTEE MEMBERS
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: MONTGOMERY CREEK SUBDIVISION, LOT 6

AGENDA ACTION: PROVIDE COMMENTS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Waterways Advisory Committee provide comments to the Zoning Administrator regarding a proposal to construct a residential unit on Lot 6 of the Montgomery Creek Subdivision, located at 4743 Montgomery Drive.

EXECUTIVE SUMMARY

The project includes a Minor Conditional Use Permit to construct a two-story, single-family residential unit on Lot 6 of the Montgomery Creek Subdivision, which is adjacent to the Santa Rosa Creek.

BACKGROUND

1. Project Description

The applicant is proposing to construct a two-story, single-family residential unit on Lot 6 of the Montgomery Creek Tentative Map. Pursuant to Condition No. 2 on the Development Advisory Committee Report, dated October 16, 2007 (attached), the developer must obtain approval of a Minor Conditional Use Permit prior to the development of Lot 6. The condition also required that the project be forwarded to the Waterways Advisory Committee for comment.

2. Project History

On November 8, 2007, the Planning Commission approved the Montgomery Creek Subdivision, including a Mitigated Negative Declaration, Conditional Use Permit for a small lot subdivision, and a Tentative Map to subdivide a 1.15-acre

parcel into six individual residential lots (reference Resolution Nos 11201-11203, attached).

On July 5, 2017, pursuant to the Montgomery Creek Subdivision approval, a Minor Conditional Use Permit application was submitted to Planning and Economic Development.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation is Low Density Residential, which allows development at a density of 2-8 units per acre. There are several General Plan goals and policies that support housing. In terms of creek side development, those that relate to this project include:

OPEN SPACE AND CONSERVATION

OSC-D-9 Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.

OSC-D-10 Orient development and buildings toward creeks while providing privacy, security, and an open transition between public and private open spaces.

OSC-D-11 New development along channelized waterways should allow for an ecological buffer zone between the waterway and development. This buffer zone should also provide opportunities for multi-use trails and recreation.

OSC-D-12 New development should maintain an adequate setback from channelized waterways to recognize the 100-year flood elevation and allow for stream corridor restoration. Setbacks identified in the Zoning Code should serve as minimum setbacks. Larger setbacks are encouraged in accordance with Restoration Concept Plans to meet restoration and enhancement goals.

2. Other Applicable Plans – Santa Rosa Citywide Creek Master Plan

The site is located adjacent to Reach 2 of the Santa Rosa Creek. This reach of

the Santa Rosa Creek is considered a natural creek and recommended for preservation due to its value as fish and wildlife habitat. Enhancements including removal of invasive species and replanting with natives is also recommended.

3. Zoning

The project is subject to Section 20-30.040 Creekside Development. Since the area in which the property is located is developed, the setback required from the top of bank would be 30 feet. The attached site plan identifies the footprint of the proposed residence, which is not within the required creek setback.

4. Design Guidelines

SECTION 4.4 – CREEKS, RIPARIAN CORRIDORS AND STORM DRAINAGE

I.A Preserve existing creeks and riparian vegetation along creek corridors.

I.B Prevent contamination and sedimentation of creeks.

I.E Encourage development along creek corridors by treating the corridors as open space amenities rather than undesirable elements with back-on treatment.

I.G Design projects and storm drainage systems that comply with the National Pollution Discharge Elimination System (NPDES) standards.

II.A.1 Preserve waterways in the natural state.

II.A.7 Where riparian growth extends outside of the Creek Setback Line, preserve and protect this important part of the creek corridor.

II.B.2 Incorporate filtering recharge techniques such as detention basins, natural swales and rock filtering to clean pollutants out of storm water collected on a site before the water enters the City's waterway system.

The residential unit has been designed with heavy glazing and includes a covered patio/porch area on north elevation, facing the creek.

In a Tree Inspection Report, prepared by Blaine Mugleston, dated September 1, 2017, the applicant has provided a current status on all trees on Lot 6, the subject of this review.

The project plans will be reviewed by City staff to ensure compliance with the City's NPDES permit.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

There have been no neighborhood comments received that pertain solely to the subject application.

7. Public Improvements/On-Site Improvement

No public improvements will be required as a result of this project.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

On November 8, 2007, the Planning Commission approved Resolution No. 11201 adopting a Mitigated Negative Declaration for the Montgomery Creed Subdivision, located at 4743 Montgomery Drive. Development of the subject parcel was included in the scope of that review.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1: Disclosure Form

Attachment 2: Location Map

Attachment 3: Neighborhood Context Map

Attachment 4: Initial Study/Mitigated Negative Declaration

Attachment 5: Project Plans, prepared by Conceptual Designs, stamped received on July 5, 2017

Attachment 6: Planning Commission Resolution Nos. 11201-11203 (w/Development Advisory Report, dated October 16, 2007)

Attachment 7: Tree Inspection Report, prepared by Blaine Mogleston, dated
September 1, 2017.

CONTACT

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