

CITY OF SANTA ROSA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
December 28, 2017

<u>Project Title:</u>	Elnoka CCRC	<u>Application Date:</u>	May 25, 2017
<u>Applicant:</u>	Oakmont Senior Living, LLC	<u>General Plan:</u>	Low/Medium Residential
<u>Owner:</u>	OLS Santa Rosa Projects, LLC	<u>Zoning:</u>	RR-40-RC & R-3-18
<u>Address:</u>	6160 Highway 12	<u>City Staff:</u>	Cheryl Whitfield, Senior Planner

File Number: PRJ17-040 (CUP17-060/DR17-036/HDP17-011)

Proposal

The applicant proposes to build a 676-unit Continuing Care Retirement Community.

Summary

The proposed Continuing Care Retirement Community, CCRC, project includes 74 detached cottages, 528 apartment units, a 62-unit assisted living facility, and 12 onsite affordable housing units for employees. The project would also provide onsite amenities for the exclusive use of residents including dining rooms, a café, salon, banking services, business center, fitness center, swimming pool, sports courts, and walking paths.

The subject site is approximately 68 acres located in the southeast quadrant of Santa Rosa. The site is bordered on the northeast by State Highway 12, on the southeast by Channel Drive and Trione Annadel State Park, on the northwest by residential and Melita Road, and on the southeast by the active adult community of Oakmont. There is a moderately sloped ridgeline running east to west through the center of the site surrounded by more gentle terrain.

The southern portion of the site is adjacent to the Oakmont Creek and the Annadel Creek. The northern portion of the site is adjacent to the South Fork Melita Creek. The western portion of the site is adjacent to the Melita Creek. Creek setbacks are in accordance with City of Santa Rosa ordinance, such that none of the proposed development is within the required 50-foot creek setback. An on-site creek map is provided as Attachment 7. Creek setback maps are attached to this report as Attachments 8 and 9. The various creek descriptions are detailed elsewhere in this report.

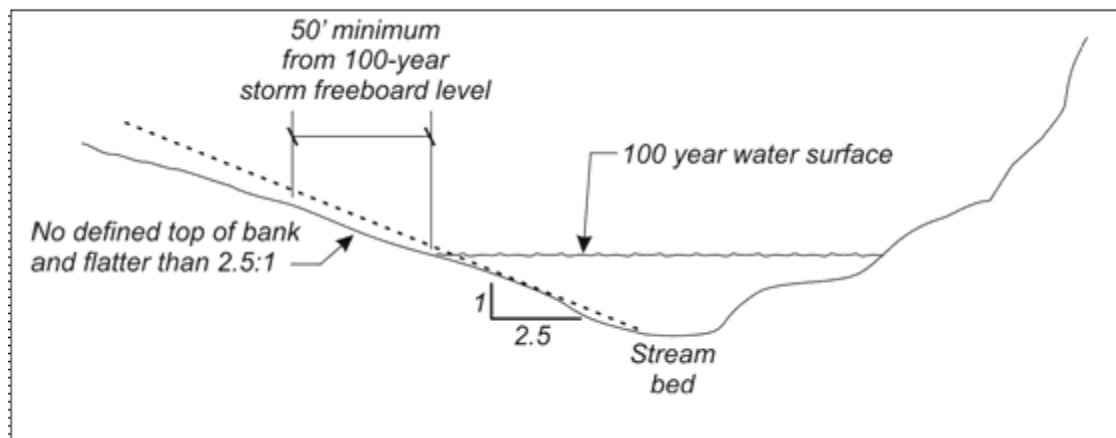
The Design Review permit will be heard before the Design Review Board. The requisite Hillside Development Permit and Conditional Use Permit applications are required to go before the Planning Commission for final action.

Santa Rosa Zoning Code and Planned Development PD93-002

The project is located within both the R-3-18 and the PD (Planned Development) zoning district. This zoning district was established to provide custom zoning to provide a variety of residential densities. As the site contains slopes exceeding an average of 10 percent, the proposal is subject to the Hillside Development Chapter of the Zoning Code. The project site's location abutting both the south and north fork of the Santa Rosa Creek requires that the proposal be consistent with the Creekside Development standards of the Santa Rosa City Code.

Section 20-30.040 of the Zoning Code specifies minimum setbacks from waterways for new structures to provide reasonable protection to owners of riparian property and the public from the hazards of stream bank failures and flooding, while allowing owners of property near waterways reasonable use of and the opportunity to improve their properties consistent with general safety. No structures are permitted within the creek setback.

Pursuant to Zoning Code Section 20-30.040(D)(2), "The exterior boundary of the setback area adjacent to the side of a natural or modified natural waterway, where the top of the stream bank is not defined, shall be 50 feet, measured horizontally, from the established 100-year storm freeboard level."



Citywide Creek Master Plan

The site is traversed by a number of creeks: the Oakmont Creek, the Annadel Creek, the Melita Creek, and the South Fork of the Melita Creek. The Oakmont Creek Watershed has a Reach Length of 54,395 linear feet. Within its watershed is both the Melita Creek that has a Reach Length of 6,848 linear feet and the Oakmont Creek with a Reach Length of 26,164 linear feet. The on-site creeks are depicted on Attachment 7 - Onsite Creek Map.

The South Fork of Melita Creek is an ephemeral tributary that runs east to west through the northern area of the Project site near Highway 12. The South Fork of Melita Creek meets the main fork of Melita Creek at the western area of the site near Melita Road. Both the south and main forks of Melita Creek are ephemeral tributaries for the Santa Rosa Creek, located west of the Project site. Oakmont Creek is a perennial stream running east to west along the southern area of the site near Channel Drive. Annadel Creek, a tributary to Oakmont Creek, runs along the southeasternmost portion of the Project site. The site is well drained because of the site topography and the perennial and ephemeral creeks found on the northern, western, and southern periphery of the Project site. The Oakmont Creek natural resources consist of steelhead trout throughout the reach and a plant community that consists of California bay, willow, redwood, coast live oak, big leaf maple and valley oak. The plan details that common invasive plants found throughout this Reach are tree of heaven, Himalayan blackberry, and periwinkle. Species that may occur in the tributaries and creeks include California red-legged frog (*Rana draytonii* [CRLF]), foothill yellow-legged frog (*Rana boylei*), western pond turtle (*Emys marmorata*), California giant salamander (*Dicamptodon ensatus*), and red-bellied newt (*Taricha rivularis*). Tributaries and creeks constitute approximately 1.7 acres of the Project site and are found around the periphery of the site.

Creek Setbacks

The applicant has provided Attachment 8 – **Creek Setback Exhibit 1a – South Fork Melita Creek**, and Attachment 9 – **Creek Setback Exhibit 1b – Oakmont and Melita Creeks**. These exhibits will be supplemented by additional exhibits to be presented during the Waterway Committee meeting on December 28, 2017.

Creek Setback Exhibit 1a, Attachment 8 – South Fork Melita Creek – This exhibit provides a scaled creek setback from the project development area to the South Fork of the Melita Creek pathway onto the project site. The creek setback linear distance extends from a minimum linear width of 157 feet from the developed project area, from one side of the creek bank to the other side of the bank.

Creek Setback Exhibit 1b, Attachment 9 – Oakmont and Melita Creeks – This exhibit provides a scaled creek setback from the project development area to the Oakmont and Melita Creeks pathway onto the project site. The setbacks are separately depicted for each creek. The Melita Creek setback is a minimum of 75 linear feet, while the Oakmont Creek setback is a minimum of 180 linear feet.

Additionally, creek details and setbacks are further described in Attachments 15, 16, and 17, as follows:

Creek Bridge Map – Attachment 15 - This exhibit provides photos of existing creek bridges and a rendering of the proposed bridge over Melita Creek, depicting a north wingwall elevation.

Creek Section A – South Melita Creek Setbacks – Attachment 16 - This exhibit is a scaled engineered drawing detailing that the project achieves the minimum code-required 50 linear feet creek setback from project developed area, with the setback being measured specifically from top of creek bank. The exhibit depicts the setbacks on the South Melita Creek, as well as a scaled height rendering of proposed developments adjacent to the creek.

Creek Section B – Oakmont and Annadel Creek Setbacks – Attachment 17 –This exhibit is a scaled engineered drawing detailing that the project achieves the minimum code-required 50 linear feet creek setback from project developed area, with the setback being measured specifically from top of creek bank. The exhibit depicts the setbacks on both the Oakmont Creek and the Annadel Creek. The exhibit also provides a scaled height rendering of proposed developments adjacent to the creeks.

The following Citywide Creek Master Plan policies are applicable to the project:

HA-1-2 Meet or exceed the required creek setback distance to provide ecological buffers, recognize the 100-year floodplain, and allow for stream corridor restoration. Development shall locate outside the creek setback, as defined within the Santa Rosa Zoning Code.

EC-1-1 Where discretionary approval for new development is sought adjacent to a creek, that development shall, to the extent possible, be consistent with and support the Master Plan. Planners and decision-makers will look for consistency between proposed projects and the Master Plan. The overall intent of this policy is to incorporate the creek into the project design.

EC-1-3 The design of new development adjacent to the creek shall, to the extent possible, allow for future public improvements consistent with the Master Plan.

OS-1-3. Coordinate with public and private entities to link open spaces with a network of paths and trails, including Sonoma County Water Agency access roads, Sonoma County Regional Parks Department trails, Sonoma Marin Area Rail Transit trail, and the Bay Area Ridge Trail.

RT-2-1 Provide access to the creek trail system for people and authorized vehicles from neighborhoods.

RT-4-1. Cooperate with various public and private entities to create, where appropriate, new public access trails along creeks to parks and open spaces within the Urban Growth Boundary, as well as connections to regional trail systems.

General Plan -

The project site is designated Low and Medium Density Residential in the City's General Plan. The Low Density Residential land use is intended for residential development from 2.0 to 8.0 units per gross acre. This classification is mainly intended for detached single family dwellings, but attached single family and multiple family units may be permitted. The Medium Density Residential is intended for residential development from 8.0 to 18.0 units per gross acre. This designation permits a range of housing types, including single family attached and multifamily developments, and is intended for specific areas where higher density is appropriate. The General Plan emphasizes the preservation and enhancement of creeks, while allowing for implementation of the envisioned land uses.

The following General Plan Policies are applicable to the project:

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.

The applicant's Storm Water Low Impact Development Submittal application is attached to this report, as Attachment 10. Project plansets, including building elevations, are provided as Attachments 11, 12, 13, and 14.

Recommendation:

It is recommended by the Planning and Economic Development Department that the Waterways Advisory Committee advise the Planning Commission as to whether the proposed Elnoka Continuing Care Retirement Community is consistent with the applicable Citywide Creek Master Plan and City of Santa Rosa General Plan goals and policies for waterways.

Attachments:

- 1- Disclosure Form
- 2- Vicinity Map
- 3 – Location Map
- 4 – Project Plan
- 5 – Planning Watershed Area Map – Oakmont
- 6 – Citywide Creek Master Plan Description

- 7 – Onsite Creek Map
- 8 – Creek Setback Exhibit 1a – South Fork Melita Creek
- 9 – Creek Setback Exhibit 1b – Oakmont and Melita Creeks
- 10 – Prelimin. SWLIDS - hyperlink
- 11 – Project Plans part 1 - hyperlink
- 12 – Project Plans part 2
- 13 – Project Plans part 3
- 14 – Project Plans part 4
- 15 – Creek Bridge Map
- 16 – Creek Section A – South Melita Creek Setbacks
- 17 – Creek Section B – Oakmont and Annadel Creeks Setbacks