

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**MARCH 8, 2018**

**PROJECT TITLE**

Somerset Place Time Extension

**ADDRESS/LOCATION**

2786 Dutton Meadow

**ASSESSOR'S PARCEL NUMBER**

043-071-038

**APPLICATION DATE**

February 13, 2017

**REQUESTED ENTITLEMENTS**

Two Time Extensions for the  
Tentative Map

**PROJECT SITE ZONING**

R-1-6 (Single-family Residential)

**PROJECT PLANNER**

Susie Murray

**APPLICANT**

Charity Wagner, on behalf of City Ventures

**PROPERTY OWNER**

CV Santa Rosa Investments LLC

**FILE NUMBER**

PRJ17-007 & PRJ18-009

**APPLICATION COMPLETION DATE**

February 13, 2017

**FURTHER ACTIONS REQUIRED**

Two Time Extensions for the Conditional  
Use Permit and Design Review

**GENERAL PLAN DESIGNATION**

Medium Low Density Residential  
(8-13 units per acre)

**RECOMMENDATION**

Approval

Agenda Item # 8.1  
For Planning Commission Meeting of: March 8, 2018

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION  
FROM: SUSIE MURRAY, CITY PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: SOMERSET PLACE TENTATIVE MAP TIME EXTENSION

AGENDA ACTION: TWO RESOLUTIONS

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve two one-year time extensions for the Somerset Place Tentative Map to subdivide an approximately 2.69-acre area into 32 single-family lots, to be developed with attached housing and associated road improvements.

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EXECUTIVE SUMMARY

The request before the Planning Commission (Commission) is two 12-month time extensions for the Somerset Place Tentative Map (Map), which will extend the expiration date to June 17, 2019.

BACKGROUND

1. Project Description

The Somerset Place project (Project) involves the subdivision of a 2.69-acre site into 32 lots ranging in size from 2,326 square-feet to 4,380 square-feet. All existing structures will be removed. Approval of both Time Extensions would extend the deadline to file the Final Map until June 17, 2019.

In addition to the Map, the project includes a Conditional Use Permit (CUP) for a small lot subdivision, and a Design Review for attached housing. Pursuant to Zoning Code Section 20-54.050(A)(2), all approved project entitlements associated with an approved map shall remain effective concurrent with the period the map is in effect. If an extension of time is requested for the map, a similar extension of time for all associated entitlements shall be required and be processed concurrently with the map extension request. Accordingly, the

proposal also includes a request for Time Extension for the companion CUP and Design Review approvals, which will be approved by the Director should the Planning Commission approve the subject Time Extension, and will reflect the same expiration date as the Map.

2. Surrounding Land Uses

North: Retail & Business Services/Medium Density Residential (8-18 units per acre)

South: Low Density Residential (2-8 units per acre)

East: Medium Density Residential (13-18 units per acre)

West: Low Density Residential (2-8 units per acre)

The Project site is surrounded to the north, west and south by developed single-family residential uses. The area to the east is undeveloped.

3. Existing Land Use – Project Site

The site is currently underdeveloped with one single-family residential structure. The home is not occupied.

4. Project History

On March 13, 2008, the Commission approved the Project, including a Mitigated Negative Declaration (MND), a (CUP) for a small lot subdivision, and a Tentative Map to create 32 single-family lots.

On June 17, 2008, the City Council, by Resolution Nos. 27127-27129, approved the Project on appeal, including the MND, CUP and Tentative Map.

On September 18, 2008, the Design Review Board (DRB) granted Preliminary and Final Design Review.

On April 2, 2015, the Zoning Administrator approved changes to the approved site plan for the Project.

On April 16, 2015, the DRB approved revisions to Final Design Review for modifications to the Project.

On January 12, 2017, the Commission, by Resolution No. 11806, modified Condition 6 of the original project approval, which required the developer of the Project to pay housing impact fees (see Council Resolution No. 27129, Condition No. 6, attached to this report). The revised language allows flexibility for compliance with City's Housing Action Plan, City Code Chapter 21-02, and is reflected in the Time Extension conditions of approval. See the City Code section of this report for further discussion.

Through a series of State-mandated time extensions, the project expiration date was extended to June 17, 2017.

On February 13, 2017, an application for a 12-month time extension was submitted to Planning and Economic Development, which would extend the expiration date of the Project to June 17, 2018.

On January 30, 2018, a second application requesting an additional 12-month time extension was submitted to Planning and Economic Development, which would extend the expiration date to June 17, 2019.

#### PRIOR CITY COUNCIL REVIEW

Not applicable.

#### ANALYSIS

##### 1. City Code

City Code Chapter 21-02 establishes implementation of the Housing Allocation Plan (HAP). Typically, a market-rate residential development will consider two options for compliance with the HAP: entering into an affordability contract for a certain percentage of on-site units or payment of housing impact or in-lieu fees, which would be allocated to a fund to provide affordable housing units in the future. These are not, however, the only two options. Section 21-02.070(D) encourages innovative solutions to providing affordable housing not outlined in this chapter.

As discussed in the Project History section of this report, on January 12, 2017, the Planning Commission approved modified language to the original Project approval, allowing flexibility to meeting HAP requirements.

##### 2. General Plan

When the Project was approved, the General Plan land use designation for the site was Medium Low Density, which allows residential development at a density of 8-13 units per acre. There has been no change in the land use designation. The Project will provide housing at a density of 11.9 units per acre, which is consistent with the General Plan.

##### 3. Zoning

The site is within the R-1-6 (Single-family Residential) zoning district, which is consistent with the General Plan land use designation.

Zoning for surrounding properties:

North: PD (Planned Development)  
South: R-1-6 (Single-family Residential)  
East: R-1-6 (Single-family Residential)  
West: PD (Planned Development)

As discussed previously in this report, the Zoning Code requires that the Project's companion applications remain effective for the same period as the Map. Pending the Commission's action on the extension of time for the Map, a similar extension of time will be issued at the Director level.

4. Design Guidelines

As discussed in the Project History section of this report, modifications to the approved Project were approved by the DRB on April 16, 2015. No additional changes are proposed as part of this Time Extension.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

No neighborhood comments have been received as of the date this report was written.

7. Public Improvements/On-Site Improvements

Dutton Meadow will be improved to Avenue standards along the Project frontage, and Birch Meadow Street (within the subdivision) will be improved to Neighborhood Street standards. For a comprehensive list of improvements and dedications, and revisions to the original conditions of approval, refer to the Development Advisory Report, dated January 30, 2008 (revised on January 31, 2018), included with this report as Attachment 11.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared for the Project, which resulted in a MND that was adopted by the Council on June 17, 2008 (Resolution No. 27127). CEQA Guidelines section 15162 provides that no additional review is required where a negative declaration has been adopted for a

## SOMERSET PLACE TIME EXTENSION

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project and there are no substantial changes to the project or changed circumstances which will result in new or more severe environmental impacts and there is no new information showing the project will have significant effects not discussed in the negative declaration.

No changes in the project are proposed in connection with these time extensions, there have been no changes in circumstances resulting in new or more severe impacts, and there is no new information indicating that the project will have one or more significant effects not discussed in the previous negative declaration. Therefore, further environmental review is not required.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

These time extension requests have not been reviewed by other review authorities.

### NOTIFICATION

No public noticing is required for items on the Consent Calendar.

### ISSUES

There are no unresolved issues.

### ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Area General Plan and Zoning Exhibit
- Attachment 5: City Council Resolution Nos. 27127 to 27129, dated June 17, 2008
- Attachment 6: Approved Tentative Map, prepared by Civil Design Consultants, Inc., date stamped received on February 13, 2017
- Attachment 7: Approved Plans (Development Plan, Renderings, Elevations and Floor Plans), prepared by Hunt Hale Jones, dated March 19, 2015
- Attachment 8: Approved MND
- Attachment 9: Zoning Administrator Resolution No. MNP15-006, dated April 2, 2015
- Attachment 10: Commission Resolution No. 11806, dated January 12, 2017
- Attachment 11: Revised Engineering Development Services Exhibit A, dated January 30, 2008 (revised January 31, 2018)
- Resolution 1: Time Extension (2018) with Development Advisory Report
- Resolution 2: Time Extension (2019)

### CONTACT

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