

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
MAY10, 2018

PROJECT TITLE

Southwest Estates

ADDRESS/LOCATION

533 Bellevue Avenue

ASSESSOR'S PARCEL NUMBER

134-042-069

APPLICATION DATE

July 11, 2017

REQUESTED ENTITLEMENTS

Tentative Map Time Extension

PROJECT SITE ZONING

R-1-6 & R-3-18 (Split zoning)

PROJECT PLANNER

Susie Murray

APPLICANT

Jay Ryder

PROPERTY OWNER

Jay Ryder

FILE NUMBER

PRJ17-055

APPLICATION COMPLETION DATE

July 11, 2017

FURTHER ACTIONS REQUIRED

Conditional Use Permit Time Extension
(Director-level)

GENERAL PLAN DESIGNATION

Low Density Residential/Open Space &
Medium Density Residential (Split land use
designation)

RECOMMENDATION

Approve

Agenda Item #9.1
For Planning Commission Meeting of: [Insert meeting date]

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: SOUTHWEST ESTATES TENTATIVE MAP TIME EXTENSION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a one-year time extension for the Southwest Estates Tentative Map to subdivide an approximately 12.94-acre parcel into 48 single-family lots and a remainder parcel, with associated road improvements.

EXECUTIVE SUMMARY

On August 12, 2010, the Planning Commission (Commission) approved the Southwest Estates subdivision project (Project), which included a Mitigated Negative Declaration, a Conditional Use Permit, and a Tentative Map to subdivide a 12.94-acre area into 48 single-family lots and a remainder parcel. The project was approved for a period of two years.

Since the Project was approved, the California Legislature passed a series of bills that extended the expiration date of the Southwest Estates Tentative Map and associated entitlements to August 12, 2016. On December 8, 2016, the Commission approved the first of five allowable one-year time extensions, extending the expiration date to August 12, 2017.

The project before the Commission is the second of five one-year discretionary extensions. Approval of the requested extension would allow the applicant until August 12, 2018, to record the Final Map.

BACKGROUND

1. Project Description

The project involves the subdivision of a 12.94-acre site into 48 residential lots ranging in size from 4,500 to 6,700 square feet, and construction of 48 detached residential units. The project also includes a CUP for a small lot subdivision, which allows smaller lot sizes and reduced setbacks.

Approval of the Time Extension would extend the deadline to file the Final Map until August 12, 2018. A Time Extension of the companion applications has also been requested, which requires a Director-level approval. Should the Planning Commission grant the extension of time for the Tentative Map, a similar extension of time will be granted for the companion applications.

2. Project Timeline

The applicant is ready to submit the Subdivision Improvement Agreement packet, and record the Final Map, with a goal of breaking ground in July 2018.

3. Surrounding Land Uses

North: Medium Density Residential (8-18 units per acre) and Low Density Residential (2-8 units per acre) - currently developed with detached single-family homes

South: Bellevue Avenue and the Urban Growth Boundary

East: Low Density Residential/Open Space (2-8 units per acre), currently undeveloped

West: Public/Institutional – Elsie Allen High School

4. Existing Land Use – Project Site

The site is currently undeveloped.

5. Project History

On July 24, 2008, the Planning Commission approved Resolution Nos. 11342 and 11343 adopting a Mitigated Negative Declaration and making a recommendation that the City Council introduce and adopt an ordinance to rezone the subject site from the PI (Public/Institutional) zoning district to the R-1-6 (Single-family Residential) and the R-3-18 (Multi-family Residential) district.

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On September 16, 2008, the City Council adopted Ordinance No. 3891 rezoning the subject site from the PI (Public Institutional) zoning district to the R-1-6 (Single-family Residential) and R-3-18 (Multi-family Residential) zoning districts.

On August 12, 2010, the Planning Commission approved Resolution Nos. 11551 and 11552 adopting the CUP for the small lot subdivision and the Southwest Estates Tentative Map.

A series of State-mandated time extensions were granted during the period of August 12, 2012, through August 12, 2016.

On December 8, 2016, the Commission granted the first of five discretionary time extensions.

On July 11, 2017, the applicant submitted the subject Time Extension application, requested to extend the Project expiration date to August 12, 2018.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

When the Project was approved, the General Plan land use designation for the site was Low Density Residential, which allows residential development at a density of 2-8 units per acre. There has been no change in the land use designation. The approved project will provide housing at a density of 5.9 units per acre, which is consistent with the General Plan.

2. Roseland Area/Sebastopol Road Specific Plan

The Roseland Area/Sebastopol Road Specific Plan (Plan) was adopted by Council on October 18, 2016, well after the approval of Southwest Estates. The project has been found to be consistent with the Plan, furthering several goals and policies relating to housing, safe neighborhoods, inclusion of second dwelling units, and walking distance to schools and public transit.

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, #95-002)

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South: Sonoma County (south of Bellevue Avenue, which borders the Project site.
East: PI (Public Institutional)
West: PD (Planned Development, #0432); R-1-6 (Single-family residential); and
R-3-18 (Multi-family Residential)

Pursuant to City Code Section 20.54.050(A)(2), all approved project entitlements shall remain effective concurrent with the period of time the Tentative Map is in effect. If an extension of time is requested for the Tentative Map, a similar extension of time for all associated entitlements is required. Should the Planning Commission grant the extension of time, the applicant will apply for Director-level approval for the Project's companion applications.

4. Design Guidelines

There have been no proposed changes in the approved elevations.

5. Historic Preservation Review Standards

Not applicable.

6. Neighborhood Comments

As of the time of this writing, no comments have been received in relation to the proposed Time Extension.

7. Public Improvements/On-Site Improvements

The Project will construct the following improvements:

- Burgess Drive shall be dedicated and improved as an Avenue along the project frontage.
- Applejack Way, Caddyshack Drive, and Blackjack Way shall be dedicated and improved to Neighborhood Street Standards along the entire project frontage.
- Flapjack Way shall be dedicated and improved to Neighborhood Street Standards along the entire project frontage.

A comprehensive list of required improvements is included within draft Planning Commission Resolution, attached to this report.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

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Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared for the Project, which resulted in a Mitigated Negative Declaration, that was adopted by the Commission on July 24, 2008 (Resolution No. 11342). CEQA Guidelines section 15162 provides that no additional review is required where an EIR is certified or a negative declaration has been adopted for a 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 this time extension; 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

This one-year extension request has not been reviewed by any additional review authorities.

NOTIFICATION

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

ISSUES

There are no outstanding issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Planning Commission Resolution No. 11804, dated December 8, 2016
- Attachment 5: Approved Tentative Map and Development Plan, prepared by Godfrey Engineering, dated July 25, 2016
- Attachment 6: Mitigated Negative Declaration, prepared by the City of Santa Rosa, dated June 17, 2008
- Resolution: Time Extension

CONTACT

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