

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**MAY 10, 2018**

**PROJECT TITLE**

Shops at Austin Creek Time Extension

**ADDRESS/LOCATION**

5171 and 5173 Sonoma Highway

**ASSESSOR'S PARCEL NUMBER**

183-410-058 and 183-410-060

**APPLICATION DATE**

September 13, 2017

**REQUESTED ENTITLEMENTS**

Time Extension for Tentative Map

**PROJECT SITE ZONING**

CG (General Commercial)

**PROJECT PLANNER**

Gary Broad, Planning Consultant

**APPLICANT**

One Calistoga Road Associates, LLC

**PROPERTY OWNER**

One Calistoga Road Associates, LLC

**FILE NUMBER**

PRJ17-060, EXT17-0064

**APPLICATION COMPLETION DATE**

September 13, 2017

**FURTHER ACTIONS REQUIRED**

None

**GENERAL PLAN DESIGNATION**

Retail & Business Services

**RECOMMENDATION**

Approval

Agenda Item #9.2  
For Planning Commission Meeting of: May 10, 2018

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION  
FROM: GARY BROAD, PLANNING CONSULTANT  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: SHOPS AT AUSTIN CREEK TENTATIVE MAP TIME EXTENSION

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a one-year time extension until October 8, 2018 for the Shops at Austin Creek Tentative Map to subdivide 5.32-acres into four commercial parcels.

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EXECUTIVE SUMMARY

On October 8, 2015, the Planning Commission (Commission) approved the Shops at Austin Creek project (Project), which included a Mitigated Negative Declaration; a Conditional Use Permit (CUP) for extended hours of operation, a drive-through pharmacy and parking reduction; and a Tentative Map to subdivide a 5.32- acre area into four commercial parcels. The project was approved for a period of two years.

The project before the Commission is the first of five potential one-year discretionary extensions. Approval of the requested extension would allow the applicant until October 8, 2018 to record the Final Map.

BACKGROUND

1. Project Description

The approved Project will redevelopment of the property formerly used as the Prickett's Nursery Center into a retail center with four buildings divided across four lots, containing 43,349 square feet (sq. ft.) of retail and business service uses. In addition to the four new buildings, the development will include on-site parking, pedestrian paths, public art elements, preservation of on-site natural resources, on- and off-site public improvements, and landscaping.

Approval of the Time Extension would extend the deadline to file the Final Map until October 8, 2018. A Time Extension of the companion applications is also requested, which requires a Director-level approval. Should the Planning Commission grant the extension of time for the Tentative Map, the Planning Directory can grant a similar extension of time for the companion applications.

2. Project Timeline

The applicants have indicated that the property is for sale to a developer who could move forward with the project.

3. Surrounding Land Uses

North: Austin Creek and an undeveloped residential parcel beyond  
South: State Highway 12, with single and multi-family residential uses further south  
East: The St. Francis Shopping Center  
West: Single-family residential uses

4. Existing Land Use – Project Site

The 5.32-acre project site is divided into two parcels. The larger parcel, 5173 Highway 12, was historically developed with a general retail plant nursery that has since relocated to a new site. The project site generally drains to the north, away from Highway 12 and toward Austin Creek. A drainage swale, which conveys stormwater from a storm sewer outlet, currently bisects the project site and drains into Austin Creek. There are 156 trees on the site, primarily located on the southwest portion of the property and along the Austin Creek corridor and drainage swale.

5. Project History

On January 24, 2012, following recommendation by the Planning Commission, the Council approved a rezoning of the subject property from PD (Planned Development) to CG (General Commercial). The purpose of the rezoning was to clarify the development process and expand the allowable uses for the property.

On October 8, 2015, the Planning Commission voted (5 ayes, 2 absent) to approve the Tentative Parcel Map, approve the Conditional Use Permit, approve the Hillside Development Permit, and adopt the Shops at Austin Creek Initial Study/Mitigated Negative Declaration.

On October 12, 2015, an appeal of the Planning Commission's October 8<sup>th</sup> action was filed with the City Clerk's Office, however, it was subsequently withdrawn.

On September 13, 2017, Time Extension applications were submitted to Planning and Economic Development.

### PRIOR CITY COUNCIL REVIEW

As referenced above, an appeal of the Planning Commission October 8, 2015 project approval and Mitigated Negative Declaration adoption was scheduled for December 15, 2015, however, the appellant withdrew the appeal.

### ANALYSIS

#### 1. General Plan

When the Project was approved, the General Plan land use designation for the site was Retail and Business Services, which envisions service enterprises, offices, restaurants, and general retail uses for the space. There has been no change in the land use designation.

#### 2. Zoning

The site is within the CG (General Commercial) zoning district, which is consistent with the General Plan Retail and Business Services land use designation.

Zoning for surrounding properties:

North: R-1-6 (Single-Family Residential)

South: PD (Planned Development) and RR-40 (Rural Residential)

East: CG-SR (General Commercial with Scenic Road overlay)

West: R-1-6 (Single-Family Residential) and PD (Planned Development)

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 associated Tentative Map, a similar extension of time for all associated entitlements is required. Should the Planning Commission grant the extension of time, the Planning Director will act on the Project's companion applications.

#### 3. Design Guidelines

Not applicable.

#### 4. Neighborhood Comments

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

5. Public Improvements/On-Site Improvements

A comprehensive list of required improvements is included with Planning Commission Resolution No. 11730, attached to this report.

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 Mitigated Negative Declaration adopted by the Commission on October 8, 2015 (Resolution No. 11729). 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.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

This one-year time extension request has not been reviewed by any boards/commissions/committees.

NOTIFICATION

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

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1: Disclosure Form  
Attachment 2: Aerial Location Map  
Attachment 3: Planning Commission Resolution 11730 approving Tentative Map  
Attachment 4: Approved Tentative Parcel Map  
Attachment 5: Approved Development Plans (dated July 7, 2016)  
Attachment 6: Planning Commission Resolution 11729 adopting MND  
Resolution: Time Extension

CONTACT

SHOPS AT AUSTIN CREEK TIME EXTENSION  
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