

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
OCTOBER 25, 2018

PROJECT TITLE

Santa Rosa Memorial Hospital (SRMH)
Security Gates

APPLICANT

Rick Carlile

ADDRESS/LOCATION

1165 Montgomery Drive

PROPERTY OWNER

St. Joseph Health Northern California, LLC

ASSESSOR'S PARCEL NUMBER

009-161-003

FILE NUMBER

CUP18-138

APPLICATION DATE

September 28, 2018

APPLICATION COMPLETION DATE

TBD

REQUESTED ENTITLEMENTS

Minor Conditional Use Permit

FURTHER ACTIONS REQUIRED

Building Permit

PROJECT SITE ZONING

PD 0110

GENERAL PLAN DESIGNATION

Public/Institutional

PROJECT PLANNER

Adam Ross

RECOMMENDATION

Provide comments

CITY OF SANTA ROSA
WATERWAYS ADVISORY COMMITTEE

TO: CHAIR RABINOWITSH AND COMMITTEE MEMBERS
FROM: ADAM ROSS, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: SANTA ROSA MEMORIAL HOSPITAL (SRMH) SECURITY GATE
AND FENCING

AGENDA ACTION: PROVIDE COMMENTS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Waterways Advisory Committee provide comments on the proposed Santa Rosa Memorial Hospital Security Gate and Fence as it relates to the Citywide Creek Master Plan, applicable General Plan goals and policies, and Design Guidelines for development near waterways.

EXECUTIVE SUMMARY

The project proposes a security gate and fence, which will attach to an existing non-conforming fence located adjacent to Santa Rosa Creek. The security gate is proposed to meet emergency vehicle access requirements.

BACKGROUND

1. Project History

On September 28, 2018, a Minor Use Permit application was submitted for the subject project.

On October 1, 2018, a Notice of Application was distributed to property owners within 400 feet of the proposed application.

On October 2, 2018, the project was referred to applicable City Departments and outside agencies for review.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation is Public/Institutional, which is classified as an area or cluster of governmental or semi-public facilities, such as hospitals, utility facilities, and government office centers, etc. Aerial views show the Memorial Hospital was built in the early 1960s prior to creek setback standards. The following General Plan goals and policies relate to development of creek side properties.

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.
- OSC-E-3 Continue to support efforts towards healthy, clean, and safe creeks.
- OSC-F Construct trail corridors and other recreational opportunities along local waterways.
- OSC-H Conserve significant vegetation and trees and plant new trees.

The proposed project includes a new security gate and fence that will connect with an existing non-conforming fence within the required 30-foot creek setback. Construction of the security gate and fence will require limited ground

disturbance in an already developed area of the property that includes paving within the creek setback.

Allowing this project will not inhibit the natural topography and vegetation being preserved along the Santa Rosa Creek. The development of the security gate and fence within the setback will not alter the heavily vegetated creek. Further, this project would not inhibit the paved trail proposed in the creek as part of the Citywide Creek Master Plan.

Additionally, the project does not abut an area that is identified within the General Plan where sensitive species might be present or a potential to be a vernal pool habitat. While the setback does not comply with the minimum required for a parcel adjacent to the creek with existing development, the distance is appropriate for the limited scope of the project area improvements and level of activity generated by the use.

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

The site is located adjacent to Santa Rosa Creek Reach 3, which extends from Farmers Lane to Reach 3's confluence with Matanzas Creek. This area of the creek is considered a Modified-Natural creek. This reach is recommended for preservation and habitat enhancement. No restoration of the natural stream or trails are proposed for this portion of Reach 3. A paved trail is proposed to run along the south bank of the creek with a planned under crossing located on Montgomery Drive directly adjacent to the proposed site.

3. Zoning

The project is located within Santa Rosa Memorial Hospital Planned Development (PD-0110) zoning district. PD-0110 was established in 1979 after the Commission recommendation to rezone the property from the R-4 District to Medical Center-Planned Development to ensure compatibility with the existing General Plan Land Use Designation of Institutional. Since as early as 1963, aerial imagery shows the hospital with the existing fence.

Zoning Code Section 20-30.040(D)(4)(a) establishes a Creekside Setback of 30 feet for existing properties, or adjacent areas within the City that were developed in compliance with applicable setback requirements in effect prior to September 3, 2004.

The existing fence was constructed prior to the creek setback standards and, as such, is considered legal non-conforming. Zoning Code Section 20-31.030(C)(3) allows the addition, enlargement, extension, reconstruction, or structural alteration of a nonconforming structure with the approval of a Minor Use Permit. As part of the approval, the review authority must find that the modification is

necessary to secure added safety or to reduce the fire hazard and/or to secure aesthetic advantages through the alignment, architecture, or closer conformity to surrounding allowed structures in the immediate neighborhood.

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.

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.

The proposed security gate and fencing, which will connect with an existing fence, would be located within the required 30-foot creek setback. The proposed work is within the existing developed property and does not enlarge the current SRMH building footprint, does not propose the removal of any vegetation within the creek corridors, and would limit alter the creek in any way.

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: Plan Set dated received by the City on September 28, 2018

Attachment 4: Planning Watershed Area Map

CONTACT

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