

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

PROJECT TITLE

Baggett Cottages

ADDRESS/LOCATION

1084 Dutton Avenue

ASSESSOR'S PARCEL NUMBER

125-281-045

APPLICATION DATE

August 28, 2018

REQUESTED ENTITLEMENTS

Conditional Use Permit
Minor Design Review
Major Subdivision

PROJECT SITE ZONING

PD 96-002

PROJECT PLANNER

Adam Ross

APPLICANT

Rod Baggett

PROPERTY OWNER

Rod Baggett/Keri Howard

FILE NUMBER

PRJ18-046

APPLICATION COMPLETION DATE

TBD

FURTHER ACTIONS REQUIRED

Conditional Use Permit
Minor Design Review
Major Subdivision

GENERAL PLAN DESIGNATION

Low Residential

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: BAGGETT COTTAGES

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 Baggett Cottages project, located adjacent to Roseland Creek, 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 to subdivide a 1.06-acre parcel into six 2,804 to 12,323 square-foot lots. There are two existing homes with one detached garage to be relocated onto newly created lots. The project also proposes to construct four new single-family attached homes with attached garages each on their own lot. One accessory dwelling unit (ADU) will be added above each garage. The proposed homes, which are adjacent to Roseland Creek, will be outside of the creek setback. However, the proposed wood fencing in the rear of the property will be within the creek setback. This project is located in the Northeast Roseland Planned Community District (PD 96-002), within the Dutton Avenue Neighborhood Historic Preservation Area. While the area is not a City designated preservation district, the policy statement for PD 96-002 recognizes the potential for properties to be historic contributors. The project requires a Major Subdivision, Conditional Use Permit, and Minor Design Review.

BACKGROUND

1. Project History

On March 28, 2018, a Neighborhood Meeting was held for the project.

On August 28, 2018, Tentative Map, Conditional Use Permit and Minor Design

Review applications were submitted for the subject project.

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

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 Low Density Residential, which is intended for detached single family dwellings, but attached single family and multiple family units may be permitted. City geographic information system (GIS) records show that the existing homes were built in 1927, prior to the development of the City's 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.

The project includes Tree Mitigation Plan that will protect existing Valley Oak trees within Roseland Creek.

The project incorporates bio-retention beds that will ensure the creek is preserved by limiting the runoff of the site from entering the creek and polluting the waterways.

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

The site is located adjacent to Roseland Creek Reach 1, which extends from the Northwestern Pacific Railroad tracks to the conversion to Roseland Reach 2 at McMinn Avenue. This northernmost area of the creek is classified as fairly natural with a meandering channel. This reach is recommended for preservation and habitat enhancement including invasive species removal and replacement with native vegetation is also recommended. The culvert at Dutton Avenue may present a barrier to fish movement.

3. Zoning

The project is located within Northeast Roseland Planned Community (PD 96-002) zoning district. PD 96-002 was created in 1996 to establish a pre-zoned area as part of the Southwest Santa Rosa Annexation.

Zoning Code Section 20-30.040(D)(4)(a) establishes creek setbacks of 30 feet for existing properties, or for properties adjacent areas within the City that were developed in compliance with applicable setback requirements in effect prior to September 3, 2004. The proposed relocation of the existing homes and new attached single-family homes will be located outside of the required 30-foot creek setback.

There is an existing wire mesh fence located within the creek setback, which was built before the current owner purchased the property. Staff is unable to verify when the fence was built but it is believed to be constructed in the 1950's.

The project proposes construction of a new wood fence in the rear yard to connect to the existing wire mesh fence, within the required setback. Because the existing wire mesh fence was constructed prior to the creek setback standards, it is considered legal non-conforming. The proposed fencing, would continue that fencing, which provides security for the site. Both the proposed and existing fence are located outside of the 100-year flood line and would not inhibit stream corridor restoration.

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.
- I.E Encourage development along creek corridors by treating the corridors as open space amenities rather than undesirable elements with back-on treatment.
- 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.
- II.B.2 Incorporate filtering recharge techniques such as detention basins, natural swales and rock filtering to clean pollutants out of storm water collected on a site before the water enters the City's waterway system.

The proposed relocation of the existing homes, new garage with ADU, and attached single-family homes will be located outside the required 30-foot creek setback. The project proposes new wood fencing to connect to the existing open-wire fence, which will encroach into the creek setback. The design of the project provides bioretention beds between the new structures and the creek to prevent pollutants from entering the creek. The existing wire mesh fence provides security while maintaining an open view of the creek. This project does not propose changes to the vegetation in the Roseland Creek.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ISSUES

There are no unresolved issues, however, this project set is still out for referral.

ATTACHMENTS

Attachment 1: Disclosure Form

Attachment 2: Vicinity Map

BAGGETT COTTAGES

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Attachment 3: Site Analysis Map

Attachment 4: Tentative Map Plan Set dated received by the City on August 28, 2018

Attachment 5: Preliminary Landscape Plan

Attachment 6: Tree Mitigation Plan

Attachment 7: Existing Fence Photos

Attachment 8: Existing Elevations

Attachment 9: Proposed Elevations

Attachment 10: Planning Watershed Area Map

CONTACT

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