

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
August 23, 2018

PROJECT TITLE

Middle Rincon Subdivision Time
Extension

APPLICANT

Elizabeth Fisher

ADDRESS/LOCATION

117 Middle Rincon Road

PROPERTY OWNER

Elizabeth A. Fisher Trust

ASSESSOR'S PARCEL NUMBER

182-560-031

FILE NUMBER

PRJ17-030 and PRJ 18-021

APPLICATION DATE

April 26, 2017, and March 15, 2018,
respectively

APPLICATION COMPLETION DATE

April 26, 2017, and March 15, 2018,
respectively

REQUESTED ENTITLEMENTS

Two (2) Tentative Map Time Extensions

FURTHER ACTIONS REQUIRED

Two (2) Conditional Use Permit Time
Extensions

PROJECT SITE ZONING

R-1-6 (Small Lot)

GENERAL PLAN DESIGNATION

Low Density Residential

PROJECT PLANNER

Andrew Trippel

RECOMMENDATION

Approval

Agenda Item #9.1
For Planning Commission Meeting of: October 25, 2018

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONSON AND MEMBERS OF THE COMMISSION

FROM: ANDREW TRIPPEL, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: MIDDLE RINCON SUBDIVISION TIME EXTENSIONS

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve two (2) one-year time extensions for the Middle Rincon Subdivision Tentative Map to subdivide an approximately 0.91-acre parcel into 6 single-family lots with associated road improvements.

EXECUTIVE SUMMARY

On May 8, 2008, the Planning Commission (Commission) approved the Middle Rincon Subdivision Tentative Map project (Project), which included a Conditional Use Permit to subdivide approximately 0.91 acres into six (6) single-family lots. The project was approved for a period of two years. Since then, the California Legislature passed a series of bills that extended the expiration date of the Middle Rincon Subdivision Tentative Map and associated entitlements to May 8, 2017.

The projects before the Commission are the first and second of five potential one-year discretionary extensions. Approval of the requested extensions would allow the applicant until May 8, 2019, to record the Final Map.

BACKGROUND

1. Project Description

The project involves the subdivision of a 0.91-acre site into six (6) residential lots ranging in size from 5,825 to 9,893 square feet, and construction of five (5) detached residential units. An existing single-family detached residential unit

would remain. The project also includes a Conditional Use Permit for a small lot subdivision, which allows for smaller lot sizes and reduced setbacks.

Approval of the Time Extensions would extend the deadline to file the Final Map until May 8, 2019. Time Extensions of the companion applications are also requested, which require 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

Following approval of the requested time extensions, the applicant intends to offer the property for sale with approved entitlements in 2019 as future project development by the applicant is not anticipated.

3. Surrounding Land Uses

North: Low Density Residential (Small lot single family development)
South: Low Density Residential (County jurisdiction, Fire Station #91)
East: Very Low Density Residential (County jurisdiction, residential development)
West: Low Density Residential (Small lot single family development)

Small lot subdivisions with single family detached structures are located to the north and west of the site. These parcels are within City jurisdiction. The parcel south of the site hosts The Rincon Fire Station (Fire Station #91). This parcel is part of approximately 7.7 acres of land in County jurisdiction. To the east across Middle Rincon Rd. are parcels developed with single family detached structures in both City and County jurisdictions.

4. Existing Land Use – Project Site

The 0.91-acre site is located on the west side of Middle Rincon Road, north of intersection of Hwy 12 and Middle Rincon Rd. Site topography is generally flat. An existing detached single-family structure will remain on the site, but other existing accessory structures will be removed prior to development of the site.

5. Project History

July 13, 2005	A Neighborhood meeting was held for the project.
June 15, 2006	The project was presented before the Design Review Board as a concept item.
November 9, 2006	The application was deemed complete.
January 5, 2007	An Issues Letter was sent to the applicant.
September 5, 2007	Development Advisory Committee (DAC) met on the application and approved the project subject to conditions listed in the attached DAC report.

October 11, 2007 December 13, 2007	The Planning Commission met and continued the item for re-design.
May 8, 2008	The Planning Commission approved the Mitigated Negative Declaration, and approved the Residential Small Lot Conditional Use Permit, and Tentative Map.
May 4, 2010	The Planning Commission approved the first one-year Time Extension. The expiration was extended to May 8, 2011.
	Based on the economic climate in 2008, 2009, 2010, 2011, and 2013, the California Legislature automatically extended the expiration date of Tentative Maps and associated entitlements subject to specific conditions. As a result, the expiration date of the Tentative Parcel Map and Conditional Use Permit was extended to May 8, 2017.
April 26, 2017	Applications for a one-year Time Extension for the Tentative Map and Conditional Use Permit were submitted to the Planning and Economic Development Department.
January 8, 2018	PRJ17-030 applications deemed complete.
January 25, 2018	Scheduled Planning Commission public hearing for Time Extension application PRJ17-030 continued to date uncertain at request of applicant.
March 15, 2018	Applications for a one-year Time Extension for the Tentative Map and Conditional Use Permit were submitted to the Planning and Economic Development Department.
March 15, 2018	PRJ18-021 applications deemed complete.

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 six (6) units per acre, which is consistent with the General Plan.

2. Other Applicable Plans

Not applicable.

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: PD0367 and R-1-6

South: Pre-zoned R-1-6

East: RR-20

West: R-1-6

The site is located within the R-1-6 (Single-Family Residential) zoning district. The R-1-6 zoning district is intended primarily for detached single-family uses and residential accessory structures. The approved project is consistent with the applicable development standards of the R-1-6 zoning district, including building height, lot coverage and parking. Development standards specific to Residential Small Lot Subdivisions, including setbacks and private open space, are also met.

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 applicant will apply for Director-level approval for the Project's companion applications.

4. Design Guidelines

The Planning Commission determined the project was consistent with Section 20-42.140, pertaining to Residential Small-Lot Subdivisions, during the review and approval of the Small Lot Conditional Use Permit in 2008. The project met the requirements as per setbacks, lot size, building height, and design details of two-story units.

5. Neighborhood Comments

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

6. Public Improvements/On-Site Improvements

The Project is required to improve Middle Rincon Road to Boulevard standards

along the entire project frontage. A comprehensive list of required improvements is included within the Planning Commission Resolution No. 11298, 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, that was adopted by the Commission on May 8, 2008 (Resolution No. 11296). 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

These one-year extension requests have not been reviewed by any additional review authorities.

NOTIFICATION

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

ISSUES

None.

ATTACHMENTS

- Attachment 1: Disclosure Forms
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: General Plan and Zoning Map
- Attachment 5: Planning Commission Resolution Nos. 11296 – 11298, dated May 8, 2008

Attachment 6: Mitigated Negative Declaration, prepared by City of Santa Rosa,
dated August 21, 2007

Attachment 7: Approved Tentative Map, prepared by Baechtel Hudis, dated received
April 7, 2008

Attachment 8 – Approved Site Development Plan, prepared by Saunders & Associates,
dated received April 7, 2008

Attachment 9 – Approved Final Development Plan, prepared by Saunders & Associates,
dated received April 7, 2008

Resolutions: Two (2) Time Extensions

CONTACT

Andrew Trippel
City Planner
Planning & Economic Development
atrippel@srcity.org
707-543-3223