

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

PROJECT TITLE

The Villas Tentative Map Time Extension

APPLICANT

OSL Properties, LLC

ADDRESS/LOCATION

1755 Sebastopol Road; 1700 Hampton Way

PROPERTY OWNER

OSL Properties, LLC

ASSESSOR'S PARCEL NUMBER

125-071-014; 125-031-022; 010-311-028

FILE NUMBER

EXT17-0071

APPLICATION DATE

September 27, 2017

APPLICATION COMPLETION DATE

August 28, 2018

REQUESTED ENTITLEMENTS

Tentative Map Time Extension #3

FURTHER ACTIONS REQUIRED

N/A

PROJECT SITE ZONING

CG (General Commercial);
R-3-18 (Multi-family Residential)

GENERAL PLAN DESIGNATION

Retail & Business Services;
Medium Density Residential

PROJECT PLANNER

Patrick Streeter

RECOMMENDATION

Approval

Agenda Item #9.2
For Planning Commission Meeting of: October 25, 2018

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON AND MEMBERS OF THE COMMISSION
FROM: PATRICK STREETER, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: THE VILLAS TENTATIVE MAP TIME EXTENSION

AGENDA ACTION: ADOPT RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a one-year extension of time for The Villas Tentative Map, subdividing 14.28 acres to accommodate a 0.52-acre parcel fronting Sebastopol Road, 197 attached residential units, and associated improvements.

EXECUTIVE SUMMARY

The proposed project is a one-year Time Extension for an approved Tentative Map subdividing 14.28 acres in southwest Santa Rosa. The proposed Villas subdivision includes a 0.52 acre mixed-use parcel along Sebastopol Road as well as 197 single-family attached residential units and associated common parcels and improvements. The Tentative Map was granted Time Extensions on December 10, 2015, and February 9, 2017. Should the Planning Commission grant the one-year extension requested by the applicant, the Tentative Map will remain valid until November 9, 2018. The applicant has demonstrated, to the satisfaction of City staff, that any significant policy or code changes that have taken place since the original approval and the previously approved Time Extension have been addressed and no modifications to the Tentative Map will be necessary. A development proposal, the Sebastopol Road Town Homes, which utilizes the Villas Tentative Map, received Design Review approval on August 18, 2016. Final Map and improvement plan applications have been approved by Planning and Economic Development and, pending approval of the Subdivision Improvement Agreement, the Final Map is ready for recordation.

BACKGROUND

1. Project Description

The project proposes the second Time Extension for the Villas Tentative Map. The map includes subdivision of 14.28 acres with 197, two- and three-story single-family attached “townhouse” parcels, 39 common parcels for residential driveways, paths, landscape areas and a 0.6-acre park, and a 0.5-acre parcel with a building and parking lot located at the Sebastopol Road frontage. The Sebastopol Road Town Homes project, which received Design Review approval in 2016, includes differences from the Villas Tentative Map with respect to unit layout, road alignment, and open space. The changes were found to be in substantial conformance with the approved Tentative Map by the City Engineer when improvement plans were finalized.

Approval of the Time Extension would extend the deadline to record the Final Map until November 9, 2018. A Time Extension for an associated Zoning Variance 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 considered for the Zoning Variance.

2. Project Timeline

The applicant has submitted the Subdivision Improvement Agreement packet, and Final Map application. Construction has already commenced through the Temporary Use Permit process.

3. Surrounding Land Uses

North: A below-grade segment of Highway 12 and on-ramp

South: Commercial and industrial uses and Sebastopol Road

East: Commercial and industrial uses, part of a Sonoma County-island

West: Industrial uses with retail commercial uses and Stony Point Road beyond

The project site is located in a primarily commercial and industrial area between Sebastopol Road and the Highway 12 right-of-way, east of Stony Point Road.

The southern extent of the project site is bounded on the east and west by industrial uses, which include a salvage yard and light manufacturing/warehouse space. Hampton Way, which currently provides access to the northern project parcels, contains a mix of manufacturing and warehousing uses as well as a church.

4. Existing Land Use – Project Site

Approximately 8.59-acres of the site was developed and used as a golf driving range, which has since been demolished. This site is comprised of fill materials

deposited from a Highway 12 overpass project and graded for the driving range use. The remaining portion of the site between Sebastopol Road and the Joe Rodota Trail was formerly used as a chicken ranch. The project site is now surrounded by construction fencing and foundations are being poured.

5. Project History

On December 20, 2005, preliminary approvals were obtained from the Sonoma County Regional Parks Department for easements required to cross Joe Rodota trail.

On January 6, 2005, and March 2, April 6, and June 1, 2006, the Villas subdivision project went before the Design Review Board (the Board) as concept items. The Board reviewed the proposed Tentative Map and found that the site plan meets the standards of superior design.

On November 9, 2006, the Planning Commission adopted Resolution Numbers 11026, 11027, 11028, and 11029, which adopted a Mitigated Negative Declaration, recommended that the City Council (the Council) rezone the subject parcels to R-3-15 and CG, and approved a Tentative Map and Zoning Variance for the Villas project.

On February 6, 2007, the City Council adopted Ordinance Number 3811, which reclassified the subject parcels from IG (General Industrial) to R-3-15 (Multi-family Residential) and CG (General Commercial).

In June of 2007, the City adopted the Sebastopol Road Corridor Plan and Sebastopol Road Urban Vision Plan which envision a variety of housing types which include affordable, rental, and ownership units, additional green space, and a variety of businesses for the project area.

On July 15, 2008, Senate Bill 1185 granted the first of a series of automatic extensions for the approved Tentative Map and its associated entitlements.

On April 19, 2011, following a recommendation from the Planning Commission, the City Council adopted an ordinance to reclassify the residential portion of the project site from R-3-15 to R-3-18 Multi-Family Residential zoning.

On July 11, 2013, Assembly Bill 116 went into effect, granting an automatic 24-month extension to the approved Tentative Map, setting it to expire on November 9, 2015.

On December 10, 2015, the Planning Commission, via Resolution Numbers 11740 and 11741, approved a one-year Time Extension for the Villas Tentative Map and a one-year Time Extension for a Zoning Variance to reduce rear yard setbacks from 15 feet to 10 feet.

On August 18, 2016, the Sebastopol Road Town Homes project, which utilizes the Villas subdivision map, was approved by the Design Review Board.

On October 16, 2016, the City Council approved the Roseland Area/Sebastopol Road Specific Plan, the scope of which includes the project site.

On February 9, 2017, the Planning Commission, via Resolution No. 11814, approved the second one-year Time Extension for the Villas Tentative Map.

On March 2, 2017, the Zoning Administrator approved a Conditional Use Permit to allow multi-family residential development in the CG (General Commercial) zoning district, as a component of the Sebastopol Road Town Homes project.

On June 26, 2018, the Director of Planning and Economic Development issued a Temporary Conditional Use Permit to allow limited construction to commence, prior to the recordation of the Final Map.

PRIOR CITY COUNCIL REVIEW

The Villas subdivision project was presented to the City Council on January 23, 2007, during the public hearing for the introduction of Ordinance Number 3811 to rezone the subject parcels to CG and R-3-15. The Villas subdivision was not specifically reviewed or analyzed when the Council voted to rezone a portion of the project site from R-3-15 to R-3-18.

ANALYSIS

1. General Plan

The majority of the site is located within the Medium Density Residential General Plan designation. The portion of the site fronting on Sebastopol Road is designated for Retail and Business Services. The project proposes 197 attached residential units across the 14.28-acre site. At a density of 13.8 units per acre, the development is consistent with the 8-18 units per acre density envisioned by the General Plan designation.

Although the portion of the project site fronting Sebastopol Road is designated for Retail and Business Services in the General Plan, policy LUL-E-6 directs that City review authorities “allow residential or mixed use development in the Retail and Business Services or Office designations.” The Sebastopol Road Town Homes project proposes residential uses along the Sebastopol Road frontage. Since the proposed residential units will share a building with amenity space and a leasing office, the design of the Sebastopol Road Town Homes project does not preclude retail or business services uses from occupying the space in the future.

At the 2006 entitlement public hearing and again at the 2015 and 2017 Time Extension public hearings, the Planning Commission determined that the Tentative Map was consistent with the Goals and Policies of the General Plan. There have been no changes to the General Plan in the time that has passed since the subdivision was approved that would require modifications to the proposed development.

2. Other Applicable Plans – Sebastopol Road Urban Vision Plan, Roseland Area/Sebastopol Road Specific Plan

The project site is located within the boundaries of the Sebastopol Road Urban Vision Plan (SRUVP), which envisions Medium Density Residential development and a small park within the interior of the project area. Along the project's Sebastopol Road frontage, the SRUVP calls for development to be consistent with the Retail and Business Services General Plan Designation. New buildings are to be situated at the back of the sidewalk with parking tucked behind. Strip Mall style development is discouraged.

The project site is adjacent to the boundaries of the Roseland Annexation and within the boundaries of the Roseland Area/Sebastopol Road Specific Plan (Specific Plan). Because the Villas subdivision is an approved project, analyses prepared for the Roseland Area Annexation Environmental Impact Report and the Roseland Area/Sebastopol Road Specific Plan assume full build-out and operation of the project.

3. Zoning

The zoning of the project site and its surroundings is consistent with and implements the General Plan and the Specific Plan:

North: State Highway 12
South: CG (General Commercial); County
East: County
West: CG (General Commercial)

The majority of the project site is zoned R-3-18 (Multi-family Residential). This zoning district allows development of 18 units per acre and primary structures of up to 45 feet in height. The zoning standards require 15-foot rear setbacks for portions of the project site that are not abutting another R-3 zoning district. Justified by the facts that sound attenuation has already been incorporated into the project, that the industrial and commercial parcels to the east of the project site were likely to be rezoned (and have since been pre-zoned) to R-3 (with 0-foot setbacks) to implement the General Plan, and that R-3 zoning exists on either side of the open space trail County right-of-way, the Planning Commission made the findings necessary to grant a Zoning Variance that reduced rear yard setback requirements on portions of the development. This Zoning Variance

was upheld when the Planning Commission approved the first Time Extension for the Villas Tentative Map.

The project parcel fronting Sebastopol Road has split zoning, with the northern portions being zoned R-3-18 and the southern portion zoned CG (General Commercial). Multi-family residential uses, as are proposed in the Sebastopol Road Town Homes project, are permitted with a Minor Conditional Use Permit in the CG zoning district.

4. Design Guidelines

During the Concept and Preliminary and Final Design Review meetings, the Design Review Board found the approved development consistent with the Santa Rosa Design Guidelines. The Planning Commission considered the Neighborhood Design, Multiple-Family Residential, and City Entries and Highway Corridors sections of the Design Guidelines during its review of the Villas Tentative Map.

5. Neighborhood Comments

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

6. Public Improvements/On-Site Improvements

As currently approved, Sebastopol Road will be improved along the project frontage with curb, gutter, 8-foot-wide planter strip, and 6 feet of sidewalk. Interior streets (Streets A and B) will be constructed as public streets with curb, gutter, 6-foot-wide planter strips, and 5-foot-wide sidewalks.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared for the Villas subdivision project and circulated for a 30-day public review period, which concluded January 26, 2006. The MND was adopted by the Planning Commission on November 9, 2006.

The MND tiers from the Southwest Area Plan EIR and General Plan 2020 EIR. Studies were conducted to evaluate project impacts related to traffic, noise, aesthetics, hazards, wetlands, cultural/historic resources, and seismic safety. Section 15162 of the Guidelines for California Environmental Quality Act (CEQA Guidelines) provides that

once an Environmental Impact Report or Negative Declaration has been adopted for a project, the lead agency may require additional environmental review only if one or more of the three following conditions are met:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted, shows that the project will have significant or more severe effects not discussed in the previous EIR or negative declaration or that newly identified feasible mitigation measures could substantially reduce one or more significant effects of the project; and

The record reveals no significant changes in the project, no significant changes in the circumstances of the project, and no new information that would require further environmental review under Section 15162. Therefore, additional environmental review is not required for the Tentative Map extension.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On January 6, 2005, and March 2, April 6, and June 1, 2006, the Villas subdivision project went before the Design Review Board as concept items. The Sebastopol Road Town Homes design, proposed for the Villas subdivision map, received Preliminary and Final Design Review from the Board on August 18, 2016. The Board found that the site plan meets the standards of superior design.

The subdivision went before the Planning Commission on November 9, 2006, and was recognized as a first step in the redevelopment of the area. The Planning Commission voted 6-0 to approve the Tentative Map and the Zoning Variance, subject to a rezoning of the project parcels by the City Council. On January 23, 2007, following the recommendation of the Planning Commission, the Council approved the rezoning of the subject parcels.

The Tentative Map and Zoning Variance entitlements returned to the Planning Commission on December 10, 2015. During the public hearing, the issue was raised as

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to whether additional traffic studies would be warranted, considering the increase in bicycle traffic along the Joe Rodota Trail. Staff responded with an explanation that once a CEQA action has been adopted by the City, only significant changes to the project or the project site are grounds by which to reopen the environmental review. Additionally, in order to aid circulation, the Tentative Map approval included a condition that a turn-around be installed at the eastern terminus of Street A. No new conditions of approval were added to the project when it returned to the Planning Commission for a second Time Extension on February 9, 2017.

NOTIFICATION

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

ISSUES

The plot plans and improvement plans for the proposed Sebastopol Road Town Homes project differ from the Villas subdivision Tentative Map in the alignments of the Hampton Way EVA and the proposed new Street A, unit layout, and the location of open space. The City Engineer found these proposed plans to be in substantially conformance with the Tentative Map.

When considering the first Tentative Map Time Extension in December of 2015, the Planning Commission also acted on a Zoning Variance Time Extension. Because the Director of Planning and Economic Development is the stated review authority for Time Extensions to all entitlements other than Tentative Maps and because the Planning Commission approved the first Time Extension, the second and third Zoning Variance Time Extension applications were not presented for Planning Commission action.

ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location Map
- Attachment 3 - General Plan and Zoning Map
- Attachment 4 - Neighborhood Context Map
- Attachment 5 - Approved Tentative Map
- Attachment 6 - Design Review Board Minutes: January 6, 2005, and March 2, April 6, June 1, 2006, and August 18, 2016 (excerpts)
- Attachment 7 - Planning Commission Minutes: November 9, 2006 (excerpt)
- Attachment 8 - Planning Commission Resolution Nos. 11026, 11028, 11029
- Attachment 9 - Planning Commission Minutes: December 10, 2015
- Attachment 10 - Planning Commission Resolution Nos. 11740, 11741
- Attachment 11 - Design Review Board Resolution No. 16-935
- Attachment 12 - Planning Commission Resolution No. 11814
- Attachment 13 - Zoning Administrator Resolution No. CUP17-007
- Attachment 14 - Temporary Use Permit for partial construction of the Sebastopol Road Town Homes project.

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Draft Resolution - One-Year Time Extension for the Villas Tentative Map

CONTACT

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