

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
December 27, 2018

PROJECT TITLE

Women's Recovery Services Facility
Replacement Major Landmark Alteration

APPLICANT

Peter Stanley, Archilogix

ADDRESS/LOCATION

98 & 140 Hendley Ave

PROPERTY OWNER

Women's Recovery Services

ASSESSOR'S PARCEL NUMBER

009-202-041

FILE NUMBER

LMA18-021

APPLICATION DATE

August 30, 2018

APPLICATION COMPLETION DATE

TBD

REQUESTED ENTITLEMENTS

Major Landmark Alteration

FURTHER ACTIONS REQUIRED

Major Landmark Alteration Permit approval
and Building Permit

PROJECT SITE ZONING

PD0225-H

GENERAL PLAN DESIGNATION

Medium Density Residential

PROJECT PLANNER

Kristinae Toomians

RECOMMENDATION

Provide comments

CITY OF SANTA ROSA
WATERWAYS ADVISORY COMMITTEE

TO: CHAIR RABINOWITSH AND COMMITTEE MEMBERS
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: WOMEN'S RECOVERY SERVICES FACILITY REPLACEMENT
MAJOR LANDMARK ALTERATION

AGENDA ACTION: PROVIDE COMMENTS

RECOMMENDATION

The Planning and Economic Development Department recommends that the Waterways Advisory Committee provide comments on the proposed Women's Recovery Services Facility Replacement Major Landmark Alteration Permit, located adjacent to Matanzas 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 replace two existing accessory structures with a new 1,500-square-foot treatment/office building for an existing Women's Recovery Services Facility, located on Hendley Street. The existing accessory buildings are in a dilapidated state, and are located within 0.9-feet from the rear property line, which also serves as the "top-of-bank" of Matanzas Creek. The applicant proposes one consolidated replacement structure that will offer staff offices and ADA compliant facilities, and will be located within 5-feet of the "top of bank." The project site totals approximately 0.57 acres,



Figure 1 Existing Site Configuration

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ALTERATION
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and is located adjacent to Matanzas Creek, which runs along the eastern boundary of the site. The project requires a Major Landmark Alteration Permit because it is located within a Preservation District.

BACKGROUND

1. Project History

On June 3, 1993, the City allowed the transfer on an existing Use Permit for a community care facility and treatment program from 713 Tupper Street to 98 and 140 Hendley Street.

On August 30, 2018, an application was submitted for a Major Landmark Alteration Permit to allow the replacement of existing accessory structures with a new, 1,500-square-foot treatment room/offices.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Medium Density Residential, which is intended for a range of housing types, including single family attached and multi-family developments, and is intended for specific areas where higher density is appropriate. City geographic information system (GIS) records show that the existing structures were built as early as 1977, 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.

While the project proposes structures within the creekside setback, it will not encroach further into the setback than what currently exists. Further, the project does not include any removal of vegetation within Matanzas Creek.

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

The site is located adjacent to Matanzas Creek. This reach is fairly natural except for a channelized section downstream of South E Street and the approximately 1,500-foot long culvert underneath Sonoma Avenue. This culvert presents a significant fish barrier, as there is no fish ladder present. Aquatic habitat includes pools and riffles, with boulders, roots, and undercut banks for shelter. Dominant plant species include bay, redwood, box elder, live oak, big leaf maple, alder, Oregon ash, and buckeye. Invasive species include ivy, tree of heaven, periwinkle, and Himalayan blackberry. This southern area of the creek is classified as a modified creek, entering into a culvert under private property to the northwest and Sonoma Ave, meets Santa Rosa Creek and daylights as a modified natural creek at Prince Gateway Park.



Figure 2 Proposed Site Configuration

3. Zoning

The project is located within PD0225- H (Planned Development – Historic Combining) Zoning District.

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

The existing accessory buildings are located within the creek setback, but were developed before the creekside development standards were established.

The project proposes to replace existing accessory structures with a new consolidated building within the required setback. While the project proposes structures within the creekside setback, it will not encroach further into the setback than what currently exists.

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 existing accessory buildings are in a dilapidated state, and are located within 0.9-feet from the rear property line, which also serves as the "top-of-bank" of Matanzas Creek. The applicant proposes one consolidated replacement structure that will offer staff offices and ADA compliant facilities, and will be located within 5-feet of the "top of bank." The project, as proposed, is less intrusive on the creek setback and does not intensify the encroachment into the

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creek. This project does not propose changes to the vegetation along Matanzas Creek, but can be conditioned to provide more native vegetation to the creek if deemed necessary.

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: Project Plans

Attachment 3: Planning Watershed Area Map

Attachment 4: Use Permit Letter

CONTACT

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