

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR WATERWAYS ADVISORY COMMITTEE
MARCH 28, 2019

PROJECT TITLE

Santa Rosa Recess

APPLICANT

Larry Thom & Reid Hamilton,
American Recess, LLC.

ADDRESS/LOCATION

4200 & 4224 Sonoma Highway

PROPERTY OWNER

Mark Calleri 2007 Trust

ASSESSOR'S PARCEL NUMBER

032-010-023 & 032-010-005

FILE NUMBER

PRJ18-050

APPLICATION DATE

September 4, 2018

APPLICATION COMPLETION DATE

September 4, 2018

REQUESTED ENTITLEMENTS

Prezoning for Annexation, Hillside
Development Permit, Conditional Use
Permit and Design Review

FURTHER ACTIONS REQUIRED

Annexation through LAFCO

PROJECT SITE ZONING

County

GENERAL PLAN DESIGNATION

Retail and Business Services

PROJECT PLANNER

Susie Murray

RECOMMENDATION

Provide comments

CITY OF SANTA ROSA
WATERWAYS ADVISORY COMMITTEE

TO: CHAIR RABINOWITSH AND COMMITTEE MEMBERS

FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: SANTA ROSA RECESS

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 Prezone for Annexation and the construction of a 124,000-square foot self-storage facility, two multifamily residential structures and associated on- and off-site improvements for the properties located 4200 and 4224 Sonoma Highway, 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 Santa Rosa Recess project (Project) proposes to Prezone for Annexation two properties, located at 4200 & 4224 Sonoma Highway (Assessor's Parcel No. 032-010-023 and 032-010-005, respectively) to the CG (General Commercial) zoning district; the subdivision of 4224 Sonoma Highway into three smaller lots; the construction of a 124,000-square foot self-storage facility and two attached multifamily residential structures with seven dwelling units in each.

Project entitlements include a Prezoning for Annexation; a Tentative Map to subdivide the approximate 2.68-acre parcel into three individual lots; a minor Conditional Use Permit (CUP) for both multifamily residential and a self-storage uses; a major Hillside Development Permit to develop in areas with slopes greater than ten percent; and a major Design Review to construct a commercial structure greater than 10,000 square feet and attached housing.

BACKGROUND

1. Project Description

The Project includes the following elements:

- Rezoning for two properties located at 4200 & 4224 Sonoma Highway (Assessor's Parcel No. 032-010-023 and 032-010-005, respectively) to the CG (General Commercial) zoning district, which is consistent with the General Plan land use designation of Retail & Business Services (recommendation from the Planning Commission and final action by the Council);
- Tentative Map to subdivide the approximately 2.68-parcel located at 4224 Sonoma Highway into three smaller lots (Planning Commission);
- Design Review for the construction of a four-story, 124,000-square foot self-storage facility on the parcel adjacent to Sonoma Hwy. and two multifamily residential structures, each with seven dwelling units, of which one will be located adjacent to residential uses along Calloway Drive to the west, and the other adjacent to and overlooking the creek (Design Review Board);
- Conditional Use Permit (CUP) for multifamily housing and self-storage uses (Zoning Administrator);
- Hillside Development to allow development on slopes greater than ten percent (Planning Commission);
- Improvements include the extension of a public street connecting Streamside Drive to Sonoma Highway;
- Required easements for a City well that will provide an emergency water source and the Los Alamos trunk line;
- Proposed development is respectful of the required creek setback.

The Project site is located on the south side of Sonoma Highway centered between Mission Boulevard and Brush Creek Road. The site is currently developed with a single-family residence and associated accessory structures, which will all be removed. A biological assessment, prepared by Arcadis Design & Consultancy for Natural and Built Assets, dated June 2018 (attached), identified site vegetation comprised predominantly of non-native grasses and native trees including Western Sycamore, Coast Live Oak, Valley Oak.

Primary access is proposed from Sonoma Highway, with a secondary access point connecting to Streamside Drive.

2. Project History

On November 15, 2016, a Pre-application Meeting was held with City staff, which is designed to offer applicants an interdepartmental staff review of preliminary or conceptual design applications.

On April 24, 2018, a second Pre-application Meeting was held with City staff because the project had changed significantly.

On July 19, 2018, the project plans were reviewed by the Design Review Board (DRB) as a concept item.

On August 13, 2018, a Neighborhood Meeting was held. Two members of the public attended.

On September 4, 2018, the project applications and materials were submitted for the Rezoning, CUP, Hillside Development Permit and Design Review entitlements.

On January 17, 2019, the Tentative Parcel Map application and materials were submitted.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation is Retail and Business Services, which is intended for retail and service enterprises, as well as offices and restaurants. 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.

As shown on the Creek Setback Exhibit, prepared by BKF Engineers, dated November 16, 2018 (attached), the proposed development, including the location selected for the City well and trunk line, will be located well behind the required 50-foot setback. All vegetation along Santa Rosa Creek will be protected from all construction-related impacts.

The Project includes the removal of approximately 69 trees, which are predominantly Coastal Live Oak. The landscape architect and project ecologist (arborist) are preparing a comprehensive landscape plan to replace the trees on-site. Trees will be upsized to reduce the overall number of trees planted and ensure tree health as the landscape matures.

Site design places the 124,000-square-foot storage facility at the northeast corner of the parcel adjacent to Sonoma Highway, and the proposed well tucked in behind it, out of site from the public right-of-way. One of the two multi-unit residential structures is located along the southwestern edge of the property adjacent to an existing single-family development, and the second multi-unit residential structure will overlook the creek.

The Project will include a public street separating the three proposed structures, connecting Streamside Drive to Sonoma Highway, and an easement for the installation of the Los Alamos Trunk-line, which is scheduled for construction in the relatively near future. The project is required to comply with the City's Low Impact Development standards, which will treat stormwater runoff generated by a one-inch storm over a 24-hour period.

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

The site is located adjacent to Santa Rosa Creek, Reach 2 (Calistoga Road to Farmers Lane), which is a natural creek and good canopy cover. Spawning Chinook salmon have been seen within this reach during multiple years in the 2000s. This reach of creek is recommended for preservation due to its value as fish and wildlife habitat. Enhancements including removal of invasive species and replanting with native is also recommended.

There is a paved trail planned across the southern portion of the development site. Downstream the creek merges with Brush Creek.

3. Zoning

The project is subject to Section 20-30.040 Creekside Development. While the area in which the project is proposed is largely developed, all nearby development is outside the 50-foot setback. As such, the project will be required by adhere to the same 50-foot setback requirement.

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.C To restore and enhance creeks and riparian corridors where they have been degraded.

I.E Encourage development along creek corridors by treating the corridors as open space amenities rather than undesirable elements with back-on treatment.

I.G Design projects and storm drainage systems that comply with the National Pollution Discharge Elimination System (NPDES) standards.

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.

As discussed in previous sections of this report, the proposed self-storage facility, multifamily housing structures and project-related improvements will be constructed outside the required 50-foot creek setback. The project treats the creek like an amenity in that one of the housing structures faces the creek providing residents a beautiful view, putting eyes on the creek as an added bonus.

Also, as previously discussed, is the requirement for the project to comply with the City's Standard Urban Stormwater Mitigation Plan (SUSMP), which will require stormwater displacement be treated on site.

Through appropriate project conditioning, all construction-related impacts will be kept away from the slopes of the southern-most portion of the development site. Due to the number of trees proposed for removal, there will be an opportunity to enhance planting along the existing and proposed creek pathways.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On July 19, 2018, the project plans were reviewed by the DRB as a concept item. The DRB had several comments but were generally in support of the project.

NOTIFICATION

Not applicable.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 - Disclosure Form
Attachment 2 - Location Map & Aerial View
Attachment 3 - Creek Setback Exhibit
Attachment 4 - Tentative Map
Attachment 5 - Site Plan
Attachment 6 - Visual Analysis
Attachment 7 - Arborist Report
Attachment 8 - Biological Assessment
Attachment 9 - Initial SUSMP Report
Attachment 10 - Watershed Area Map

CONTACT

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