

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

PROJECT TITLE

Bellevue Ranch 7

ADDRESS/LOCATION

2903 Dutton Meadow

ASSESSOR'S PARCEL NUMBER

043-111-007

APPLICATION DATE

December 17, 2013

REQUESTED ENTITLEMENTS

Rezoning (Recommendation), Conditional
Use Permit and Tentative Map

PROJECT SITE ZONING

PD (Planned Development, #0432)

PROJECT PLANNER

Susie Murray

APPLICANT

Jay Ryder, Ryder Homes of California

PROPERTY OWNER

TNK Ryder Limited Partnership

FILE NUMBER

MJP13-009

APPLICATION COMPLETION DATE

June 15, 2017

FURTHER ACTIONS REQUIRED

Rezoning (Council)

GENERAL PLAN DESIGNATION

Low Density Residential/Open Space and
Low Density Residential

RECOMMENDATION

Approve

Agenda Item # 10.2
For Planning Commission Meeting of: March 28, 2019

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR AND MEMBERS OF THE COMMISSION

FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: BELLEVUE RANCH 7

AGENDA ACTION: Four Resolutions

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by four resolutions, adopt a Mitigated Negative Declaration, recommend that the City Council introduce and adopt an ordinance to Rezone the subject parcel to the R-1-6 (Single-family Residential) zoning district, approve a Conditional Use Permit for a small lot subdivision, and adopt a Tentative Map for Bellevue Ranch 7, a 30-lot subdivision located at 2903 Dutton Meadow, Assessor Parcel No. 043-111-007

EXECUTIVE SUMMARY

Bellevue Ranch 7 (Project) is a proposal to subdivide an approximately 5.75-acre parcel into 30 individual residential lots and construct 30 detached, single-family residences, of which four will include accessory dwelling units (ADU), and three more will offer the option to add an ADU. The Planning Commission (Commission) is being asked to consider the following items:

- A Mitigated Negative Declaration;
- A Rezoning from the existing PD (Planned Development) zoning district to R-1-6 (Single-family Residential) zoning district;
- A Conditional Use Permit (CUP) for a small lot subdivision to allow lot sizes less than 6,000 square feet; and
- A Tentative Map to subdivide the existing property into 30 individual parcels.

BACKGROUND

1. Project Description

The Project site is located on the west side of Dutton Meadow, approximately one quarter mile north of Bellevue Avenue. The site is currently developed with one single-family residence.

The Project proposes to subdivide the subject 5.75-acre parcel into 30 individual lots and construct single-family homes, of which four will have ADUs, and another three will offer ADUs as an option. The applicant has provided four floor plans, including both one- and two-story models, ranging in size from 1,576 square feet to 2,010 square feet. Each unit has a two-car garage stepped back from the front of the house, with two more parking spaces in the driveway. Four units will be constructed with ADUs.

Primary access for the subdivision will be taken from Dutton Meadow, and the subdivision is designed in a traditional grid pattern, with ten homes in each housing block. Street improvements will occur on Dutton Meadow along the Project frontage and throughout the subdivision.

2. Existing Land Use – Project Site

The Project site is currently developed with a single-family residence and a couple of small outbuildings. Vegetation consists mostly of shrubs and grasses scattered throughout.

3. Project History

On November 13, 2013, a Neighborhood Meeting was held. See discussion under the Public Comments section of this report.

On December 17, 2013, the original project applications were submitted to Planning and Economic Development. The project was deemed incomplete.

On April 15, 2015, additional information and revised Project plans were submitted to Planning and Economic Development.

On July 1, 2015, an Issues Letter was sent to the applicant.

On May 24, 2017, due to the amount of time passing since the first Neighborhood Meeting, a second Neighborhood Meeting was held.

On June 15, 2017, the applicant responded to staff issues with revised plans and additional information. The application was deemed complete.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is split. The western-most third of the parcel is designated Low Density Residential/Open Space on the Land Use Diagram, and the remainder of the parcel is designated Low Density Residential. Both designations allow development at a density of two to eight units per acre.

Land Uses for surrounding properties:

North: Low Density Residential (2-8 units per acre); Meadowood Ranch, a 78-parcel, small lot subdivision is approved on the parcel to the north. The property is currently undeveloped.

South: Low Density Residential - The property is currently developed with one residential unit.

East: Low Density Residential; the area is currently developed with single-family residential uses.

West: Low Density Residential/Open Space (2-8 units per acre); Southwest Estates, a 48-parcel small lot subdivision, is approved on the parcel to the west. It is currently undeveloped.

The Project implements the following [General Plan](#) goals:

HOUSING

H-A Meet the housing needs of all Santa Rosa residents.

H-C Expand the supply of housing available to lower income households.

LAND USE AND LIVABILITY

LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

TRANSPORTATION

T-B Provide a safe, efficient, free-flowing circulation system.

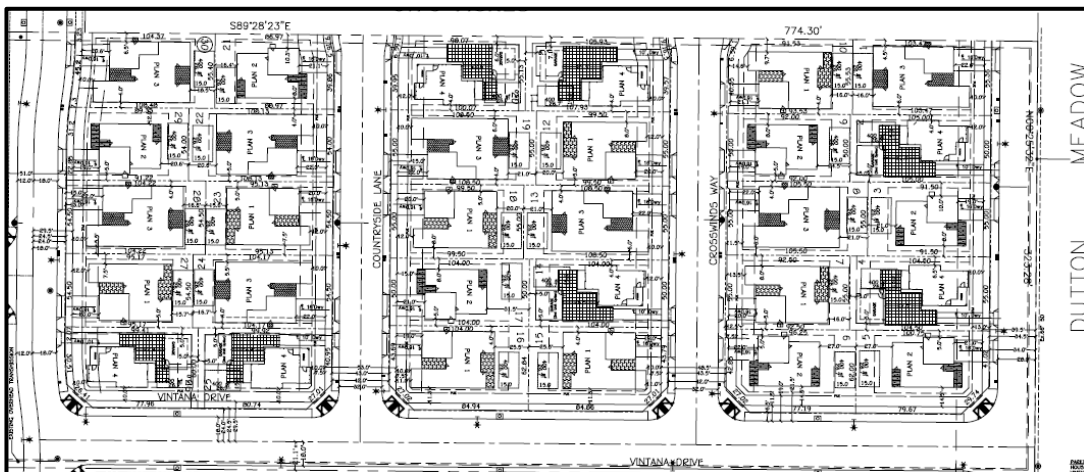
- T-C Reduce traffic volumes and speeds in neighborhoods.
- T-J Provide attractive and safe streets for pedestrians and bicyclists.
- T-K Develop a safe, convenient, and continuous network of pedestrian sidewalks and pathways that link neighborhoods with schools, parks, shopping areas, and employment centers.
- T-L Develop a citywide system of designated bikeways that serves both experienced and casual bicyclists, and which maximizes bicycle use for commuting, recreation, and local transport.

URBAN DESIGN

- UD-F Maintain and enhance the diverse character of Santa Rosa's neighborhoods. Promote the creation of neighborhoods – not subdivisions – in areas of new development.
- UD-G Design residential neighborhoods to be safe, human-scaled, and livable addressing compact development, multi-modal connectivity and reducing energy use.

The Project will provide 30 single-family homes including both one- and two-story models, and four will include ADUs providing diversity in housing type and price range. Each model has a front porch, attached garages will be stepped back from the front of the house and detached garages will be behind the house.

As shown in the figure below, the Project has been designed in a traditional grid pattern to allow easy navigation throughout the subdivision and surrounding housing developments. Five units will take access directly from Dutton Meadow.



Required public improvements include sidewalks throughout the subdivision which will provide a direct pedestrian path of travel to Elsie Allen High School and Dutton

Meadow will be improved to Boulevard standard and will include a Class II bike lane.

2. Roseland Area/Sebastopol Road Specific Plan

The Project is located within the [Roseland Area/Sebastopol Road Specific Plan](#) boundary. The Project implements the following Specific Plan goals.

RESIDENTIAL LAND USE

R-1 Encourage the development of attractive residential neighborhoods that maintain and enhance the diverse character of the Roseland area.

AFFORDABLE HOUSING AND ANTI-DISPLACEMENT

AH-1 Provide a variety of housing types and densities to support a diverse population.

ROADWAY NETWORK

RN-1 Improve connectivity and traffic flow.

PEDESTRIAN AND BICYCLE NETWORK

PBN-1 Establish a complete network of paths for pedestrians and bicyclists to conveniently navigate through the plan area and beyond.

PBN-4 Ensure safe routes to school.

For staff comments, refer to the discussion under the heading of General Plan above.

3. Zoning

The Project seeks to rezone the subject site to the R-1-6 (Single-family Residential) zoning district, which is consistent with the General Plan land use designation. The R-1-6 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multi-family projects, together with compatible accessory uses.

Zoning for surrounding properties:

North: R-1-6 (Single-family Residential)

South: R-1-6 (Single-family Residential)

East: PD (Planned Development for residential uses)

West: R-1-6 (Single-family Residential)

The following Zoning Code sections are applicable to the project:

Zoning Code Section 20-42.140 provides development standards for small lot subdivisions and allows flexibility for individual units or project design alternatives if authorized by the review authority as part of Conditional Use Permit approval. The applicant has not requested any special consideration from the allowable standards summarized below:

Lot Size - Individual lot sizes may be reduced to 2,000 square feet. The Project lots range in size from 4,600 to 6,353 square feet.

Building Height - The maximum allowable building height for residential structures is 35 feet. The plan sets submitted for the Project included four floorplans, all of which are substantially lower (27-feet at the tallest point). While these plans are not binding through the CUP process, the plans indicate the applicant's intent to develop within the regulation. The Project has been further conditioned to comply with development standards in Zoning Code Section 20-42.140.

Setbacks - The Tentative Map identifies all setback lines in compliance with development standards for small lot subdivisions.

Private Open Space - The standard requirement for private open space on individual lots within a small lot subdivision is 400 square feet, of which no dimension should be less than 15 feet, unless otherwise approved through the CUP process. All lots meet this requirement.

Parking

Pursuant to Zoning Code Chapter 20-36, Table 3-4, a detached single-family residence must provide four parking spaces, one of which must be covered. An ADU triggers the requirement for one additional parking space. As proposed, the Project requires 124 spaces. As designed, the Project provides 177 parking spaces (four off-street spaces per lot, two garaged and two in the driveway, and 57 on-street spaces), which exceeds Zoning Code requirements.

4. Public/On-Site Improvements

The Project will improve the Dutton Meadow frontage to Boulevard Standard including a Class II bike lane, sidewalk and planter strip. Improvements within the subdivision include a fire truck turnaround and hydrants; public streets and sidewalks; and water, sewer and storm drain infrastructure. A comprehensive list of improvements can be found in the Exhibit A attached to the Tentative Map resolution.

FISCAL IMPACT

Approval of this action will not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study (IS) was prepared which resulted in a Mitigated Negative Declaration (MND). The MND was circulated for a 30-day public comment period commencing February 22, 2019. To date, no comments have been received.

The Project applications were originally submitted in December 2013, and the project was deemed complete in June 2017. During the period of time the Project was under review, the Sebastopol Road/Roseland Area Specific Plan was adopted, making the Project eligible for a statutory CEQA exemption pursuant to Government Code Section 65457 in that it involves the construction of a residential development project that will implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan, for which an Environmental Impact Report was certified by City Council by Resolution No. 28873, dated October 18, 2016.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not Applicable

NOTIFICATION

October 30, 2013, a notice for a Neighborhood Meeting was mailed to property owners within 400 feet of the Project site.

On May 10, 2017, a notice for a Neighborhood Meeting was mailed to property owners within 400 feet of the Project site.

On February 21, 2019, a 32-square foot sign was posted on site advising that an IS/MND has been circulated for public comment and that a public hearing would be held before the Planning Commission on March 28, 2018.

On February 24, 2019, a notice was published in the Press Democrat advising that an IS/MND has been circulated for public comment and that a public hearing would be held before the Planning Commission on March 28, 2018.

Pursuant to Zoning Code Chapter 20-66, all public hearing noticing requirements have been met.

PUBLIC COMMENTS

During a Neighborhood Meeting, held on November 13, 2013, concerns pertaining to traffic, and storm-water and flooding were raised. Two neighbors, both from the same

household, attended. No neighbors attended a second Neighborhood Meeting held on May 24, 2017.

Several emailed comments have been received, voicing concerns about parking in neighborhoods adjacent to Dutton Meadow and about traffic congestion along Dutton Meadow (see public correspondence attached to this report).

Concern

Staff response

Lack of parking

Pursuant to Zoning Code Table 3-4, the Project is required to provide 124 parking spaces. The Project exceeds that requirement with a total of 177 parking spaces.

Poor circulation

The Project is consistent with the Roseland Area/Sebastopol Road Specific Plan, for which traffic impacts were considered for housing project along Dutton Meadow considered. An Environmental Impact Report was certified by the Council in October 2016. A Project-specific traffic analysis, prepared by Sabita Tewani, Transportation Planner for Dudek, dated January 25, 2018, considered trip generation and internal circulation and concluded that the project would result in 283 daily trips, of which 22 would occur during the peak a.m. hours and 30 would occur during the peak p.m. hours.

Storm-water/flooding

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.

ISSUES

Street width and parking – During the plan review process, the Fire Department, Traffic Engineering, Engineering Development Services (EDS) and Planning have taken different positions with regard to street width, parking requirements and permeable surface area.

- The Neighborhood Street Standard does not provide enough room for a firetruck to gain access in the event of an emergency with parking on both sides of the road.
- Due to high parking demand in this area, eliminating parking on one side of the street can be problematic; “no parking signs” are often ignored in residential neighborhoods putting safety at risk.
- Eliminating the planter strip on one side of the road to gain the additional street width reduces vital permeable surface.

A compromise was reached and an Engineering Variance to the Minor Street standard was approved. The compromise retained parking and planter strips on both sides of the street by reducing the width of both the sidewalk and planter strip by one foot each.

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
 - Attachment 2: Location and Neighborhood Context Map
 - Attachment 3: Tentative Map, Development Plan and Parking Exhibit, prepared by Godfrey Engineering, dated June 15, 2018
 - Attachment 4: Floor Plan 1 & Renderings
 - Attachment 5: Floor Plan 2 & Renderings
 - Attachment 6: Floor Plan 3 & Renderings
 - Attachment 7: Floor Plan 4 & Renderings
 - Attachment 8: Mitigated Negative Declaration, dated February 2019
 - Attachment 9: Appendices for the Bellevue Ranch 7 MND, prepared by Dudek, dated February 2019
 - Attachment 10: Planned Development No. 432 Policy Statement
 - Attachment 11: Pending Development Exhibit
 - Attachment 12: Area Circulation Exhibit
 - Attachment 13: Public Correspondence (through March 22, 2019)
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- Resolution 1: Mitigated Negative Declaration (with Exhibit A)
 - Resolution 2: Rezoning
 - Resolution 3: Conditional Use Permit
 - Resolution 4: Tentative Map (with Exhibits A and B)

CONTACT

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