

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**MAY 9, 2019**

**PROJECT TITLE**

Stony Village North Time Extension

**ADDRESS/LOCATION**

No street address assigned

**ASSESSOR'S PARCEL NUMBER**

134-022-049

**APPLICATION DATE**

May 16, 2018

**REQUESTED ENTITLEMENTS**

Tentative Map Time Extension

**PROJECT SITE ZONING**

R-1-6 (Single-family Residential)

**PROJECT PLANNER**

Susie Murray

**APPLICANT**

Mike White, on behalf of City Ventures

**PROPERTY OWNER**

Santa Rosa 4, Inv LLC

**FILE NUMBER**

PRJ18-032

**APPLICATION COMPLETION DATE**

May 16, 2018

**FURTHER ACTIONS REQUIRED**

Conditional Use Permit Time Extension

**GENERAL PLAN DESIGNATION**

Medium-Low Density Residential

**RECOMMENDATION**

Approval

Agenda Item # 9.2  
For Planning Commission Meeting of: May 9, 2019

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION

FROM: SUSIE MURRAY, SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: STONY VILLAGE NORTH TIME EXTENSION

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a one-year time extension for the Stony Village North Tentative Map to subdivide an approximately 4.98-acre parcel into 43 single-family lots and three common parcels with associated improvements.

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EXECUTIVE SUMMARY

The project before the Commission is the second of five potential one-year discretionary extensions. Approval of the requested time extension would allow the applicant until April 14, 2020, to record the Final Map.

BACKGROUND

1. Project Description

The project involves the subdivision of a currently undeveloped 4.98-acre site into 43 residential lots ranging in size from 2,000 to 5,400 square feet, and the construction of 43 detached residential units. The project also includes a Conditional Use Permit (CUP) for a small lot subdivision, which allows small lot sizes and reduced setbacks.

Approval of the Time Extension would extend the deadline to file the Final Map until April 14, 2020. A Time Extension of the CUP is also requested, which requires a Director-level approval. Should the Planning Commission grant the extension of time for the Tentative Map, the Director will consider a similar extension of time for the CUP.

2. Project Timeline

The applicant is in the final stages of Improvement Plan review and has indicated that construction is anticipated to begin late summer 2019.

3. Surrounding Land Uses

North: Medium-Low Density Residential (8-13 units per acre); currently developed with a small lot subdivision

South: Retail and Business Services/Low Density Residential (County); currently developed with a nursery (retail) and residential uses

East: Medium Density Residential and Medium Density Residential/Retail and Business Services; currently developed with residential and retail uses

West: Low Density Residential (County); currently developed with large lot residential uses

4. Existing Land Use – Project Site

The site is currently undeveloped.

5. Project History

On April 14, 2016, the Planning Commission approved the Stony Village North subdivision project, which included a Mitigated Negative Declaration, a recommendation that Council approved a rezone to the R-1-6 zoning district, a Tentative Map to subdivide the 4.98-acre area into 43 single-family lots and three common parcels, and a CUP for a small lot subdivision. The project was approved for a period of two years.

On May 31, 2016, the Council adopted Ordinance No. 4064 rezoning the subject site into the R-1-6 zoning district.

On January 8, 2019, the Council adopted Ordinance No. ORD-2019-001 granting a one-time automatic 12-month time extension to Tentative Maps and associated entitlements that had not expired as of October 9, 2017. This measure was not intended to extend the overall life of the map, but to keep approved projects active after the Tubbs and Nuns Fires of October 2017, to meet housing needs. This measure effectively granted the first of five City-approved time extensions and extended the Project expiration date to April 14, 2019.

On May 16, 2018, applications for the second of five City-approved time extensions were submitted to Planning and Economic Development.

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 Medium-Low Density Residential, which allows residential development at a density of 8-13 units per acre. There has been no change in the land use designation. The approved project will provide housing at a density of 8.6 units per acre, which is consistent with the General Plan.

2. Other Applicable Plans

Not applicable.

3. Zoning

The approved Project rezoned the property from the R-3-18 (Multifamily Residential) to the R-1-6 (Single-family Residential) zoning district, which is consistent with the General Plan land use designation.

Surrounding Zoning Districts:

North: R-1-2/6 (Single-family residential)

South: Unincorporated Sonoma County

East: RR-20 and PD (Planned Development)

West: Unincorporated Sonoma County

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 Tentative Map, a similar extension of time for all associated entitlements is required. Should the Planning Commission grant the extension of time, a similar extension of time will be granted for the CUP.

4. Neighborhood Comments

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

5. Public Improvements/On-Site Improvements

The following list summarizes Project improvements both on and off site:

- Stony Point Road shall be improved to Boulevard standards along the project frontage.
- Bellevue Ranch and Bellevue Ranch Circle shall be improved throughout the subdivision.
- A bus turnout and associated improvement including shelter, sidewalk, etc. shall be provided on the near side of the Stony Point Road and Bellevue Ranch intersection.
- Landscaping along the Stony Point Road frontage shall be installed and maintained in good condition by the HOA.
- A traffic signal and pedestrian crosswalk will be installed at the intersection of Bellevue Ranch and Stony Point Road. The installation of the stop light will require the City Council's (Council) approval to participate in the cost. If the Council declines to participate, a flashing pedestrian crosswalk will be installed by the developer, and in lieu fees paid toward the future installation of a traffic signal.
- Decorative street lighting will be installed along Stony Point Road.

A comprehensive list of required improvements is included within Planning Commission Resolution No. 11759, 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 April 14, 2016 (Resolution No. 11756). CEQA Guidelines section 15162 provides that no additional review is required where 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

This one-year extension request has not been reviewed by any additional review authorities.

NOTIFICATION

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

ISSUES

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Resolutions 11756 to 11759
- Attachment 5: Approved Tentative Map and Development Plan
- Attachment 6: Mitigated Negative Declaration
- Attachment 7: Mitigation Monitoring and Reporting Program
- Attachment 8: Council Ordinance No. 4064
- Attachment 9: Approved Plans

- Resolution: Time Extension
- Exhibit A: Tentative Map Extension

CONTACT

Susie Murray, Senior Planner  
707-543-4348  
[smurray@srcity.org](mailto:smurray@srcity.org)