

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
June 27, 2019

PROJECT TITLE

Baggett Cottages Tentative Map

APPLICANT

Rod Baggett

ADDRESS/LOCATION

1084 Dutton Avenue

PROPERTY OWNER

Rod Baggett & Keri Howard

ASSESSOR'S PARCEL NUMBER

125-281-045

FILE NUMBER

MAJ18-007

APPLICATION DATE

August 28, 2018

APPLICATION COMPLETION DATE

March 4, 2019

REQUESTED ENTITLEMENTS

Tentative Map Approval

FURTHER ACTIONS REQUIRED

Minor Design Review/Minor Conditional
Use Permit

PROJECT SITE ZONING

PD 96-002

GENERAL PLAN DESIGNATION

Low-Density Residential

PROJECT PLANNER

Adam Ross

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION
FROM: ADAM ROSS, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: BAGGETT COTTAGES TENTATIVE MAP

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Subdivision Tentative Map for the Baggett Cottages subdivision, located within the Roseland Priority Development Area, to subdivide a one (1) acre parcel into six (6) lots that would allow development of four (4) new attached residential duets, the relocation of the two existing homes on-site, with addition of an Accessory Dwelling Unit, subject to the approval of the Minor Use Permit (CUP18-125) and Minor Design Review Permit (DR18-056) by the Zoning Administrator.

EXECUTIVE SUMMARY

The proposed development includes the subdivision of a one (1) acre parcel into six (6) single-family lots. The residential lots will be 2,804 square feet, 3,132 square feet, 4,193 square feet, 6,174 square feet, 6,199 square feet, and 12,323 square feet. A Minor Conditional Use Permit for a small lot subdivision and Minor Design Review Permits for this Project will be reviewed by the Zoning Administrator (ZA) on July 9, 2019. Staff will notify the ZA on the Commission's action. Staff is recommending approval of the project based on compliance with Zoning Code requirements and consistency with the General Plan and Roseland/Sebastopol Road Specific Plan policies associated with land use compatibility, range of housing types, and proximity to services and amenities.

BACKGROUND

1. Project Description

The proposed development includes the subdivision of a one (1) acre parcel into six (6) single-family lots. There are two single-family homes located on the current lot that will be relocated, each on their own lots. The single-family homes will be located on lots 1 and 2. Lot 1 is 6,199 square feet located on the southwest corner

of the site, at the intersection of Dutton Avenue and Barham Avenue. Lot 2 is the largest lot at 12,323 square feet and is located on the northwest portion of the site. Lots 3 and 4 are 4,193 square feet and 6,174 square feet and located on the northeast portion of the site. Lots 5 and 6 are 2,804 square feet and 3,132 square feet. Lots 3-6 will accommodate the new single-family duets. The site will share a common driveway on Barham Avenue and will provide Public Right-of-Way improvements on Barham Avenue including sidewalk, planter strip, and a Class II bike lane. All units are proposed to be rental units and the applicant will enter into an Affordability Agreement for the ADUs with the City's Housing Department. All on-site maintenance will be covered by the owner.

The site is located in the Northeast Roseland Planned Community District (PD 96-002), which is located within the Roseland Area/Sebastopol Road Specific Plan. The site also abuts the Roseland Creek. The project was reviewed by the Waterways Advisory Committee on October 25, 2018, and the Cultural Heritage Board as a Concept Item on August 1, 2018.

The site is subject to the Resilient City Development Measures allowing a reduced review authority for Design Review and small lot subdivisions within Priority Development Areas. As such, the Zoning Administrator will hold a special meeting on July 9, 2019, to consider the Minor Conditional Use Permit (File No. CUP18-125) and Minor Design Review (DR18-056) for a small lot subdivision with attached housing within a Priority Development Area. The Project would be subject to a condition of approval requiring that the Planning Commission approve the Tentative Map (MAJ18-007).

2. Surrounding Land Uses

North: (PD 96-002) Santa Rosa Creek/Single-family residential

South: (R-3-18) Single-family residential

East: (PD 96-002) Single-family residential

West: (PD 96-002) Single-family residential/Multi-family residential

The project is located at 1084 Dutton Avenue, on a one (1) acre parcel in Southwest Santa Rosa at the intersection of Dutton Avenue and Barham Avenue in the Northeast Roseland Planned Community District (PD 96-002), which is within the Roseland/Sebastopol Road Specific Plan and Roseland Priority Development Area. Roseland Creek abuts the north side of the site with single-family residences on the other side of the creek. West of the site is a single-family home and a 33-unit multi-family residential project; East and west of the site are single-family residences.

3. Existing Land Use – Project Site

The one (1) acre project site has frontage on Dutton Avenue and Barham Avenue with proposed access on Barham Avenue. The site has two existing homes with sidewalk frontage on Dutton Avenue and no permanent pedestrian path on Barham Avenue.

The site is located within the California Tiger Salamander (CTS) habitat and mitigation credits may have to be purchased pursuant to state and federal regulations. The Biological Resource Analysis prepared by Monk & Associates, dated April 12, 2019, indicates that the site does not have a suitable habitat for California Tiger Salamander and the project will not directly or indirectly impact CTS or suitable CTS breeding/overwintering/migration habitats.

4. Project History

Mar 23, 2018	Pre-Application Neighborhood Meeting was held (PRAP18-020)
Aug 1, 2018	Pre-Application Concept Meeting with the Cultural Heritage Board was held
Aug 28, 2018	Application was submitted to the Planning and Economic Development Department
Aug 30, 2018	The Project was referred to City departments, applicable jurisdictions, and Tribal review
Oct 25, 2018	Waterways Advisory Committee Meeting was held
Nov 6, 2018	Notice of Incomplete with Issues Letter was given to the applicant
Feb 27, 2019	Applicant resubmitted plans
Apr 29, 2019	Application was deemed complete

ANALYSIS

1. General Plan

The General Plan designation for the site is Low Density Residential, which allows residential development at a density of two (2) to eight (8) units per acre. The parcels in the surrounding area share the same or similar land use designation. The project density of six (6) units per acre is at the midpoint of the allowed density

range. The following General Plan goals and policies are most relevant to the proposed project:

Land Use

- LUL-E-2 As a part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.

Urban Design

- UD-F-3 Encourage creative subdivision design that avoids walling to neighborhoods abutting regional/arterial streets with long monotonous stretches of fencing or walls.

Transportation

- T-D Maintain acceptable motor vehicle traffic flows.
- T-J Provide attractive and safe streets for pedestrians and bicyclists.

Roseland/Sebastopol Road Specific Plan

- AH-1 Provide a variety of housing types and densities to support a diverse population.
- AH-1.5 Encourage residential development that meets the special needs of population groups including seniors, large and small families, low- and middle-income households, and people of all abilities.
- RN-1.2 Require dedication of right-of-way and related street improvements or new streets as identified in the Circulation Plan when properties develop.
- PBN-1.5 Require dedication of right-of-way for improvements and/or expansion of pedestrian and bicycle facilities where insufficient right-of-way currently exists.
- PBN-2.2 Implement streetscape improvements resulting in attractive, functional streets with overall enhanced access, lighting, and safety for pedestrians, bicyclists, transit users, and motorists.

Staff Response:

The project furthers a number of goals and policies of the General Plan and Roseland/Sebastopol Road Specific Plan. The subdivision fosters livability by designing the lots to accommodate single-family attached housing and provides diversity of the residential neighborhood. The project is at the midpoint of density and does not require any special accommodation for density.

The project design orients units facing onto Barham Avenue and preserves the existing single-family homes that face onto Dutton Avenue. Overall the site incorporates single-family detached, and single-family attached and will have one affordable ADU, which provides a variety of housing types.

The project provides safe and attractive streets including right-of-way dedications, street improvements, and new a new Class II bicycle lane on Barham Avenue that future development can connect to. Additionally, the site does not protrude further into Santa Rosa Creek by preserving the existing yard's shape on the north side of the property.

2. Zoning

North: PD 96-002 (Single-family/Multi-family residential)

South: R-3-18 (Multi-Family Residential)

East: PD 96-002 (Single-family residential/Multi-family residential)

West: PD 96-002 (Single-family/Multi-family residential)

The subject site is currently within the Northeast Roseland Planned Community District (PD 96-002) zoning district. Because the subdivision proposes lot sizes smaller than the base zoning of R-1-6 and R-3-18 minimum lot size of 6,000 square-feet, the applicant has requested a Conditional Use Permit for a residential small lot subdivision. However, pursuant to the Resilient City Development Measures found in Zoning Code Section 20-16, small lot residential subdivisions within a Priority Development Area are permitted with ZA approval of a Minor Use Permit (Code section 20-16.060(B)(14).

3. Neighborhood Comments

During the Neighborhood Meeting, two members of the public were in attendance. They were interested in the project but did not object to it. As of the writing of this Staff Report, there have been no additional comments.

4. Public Improvements/On-Site Improvements

The developer will be constructing frontage improvements on Barham Avenue including sidewalks and planters to City Standard for Transitional/Collector street, as well as a Class II bike lane that future developments in the area will connect to.

Traffic and Parking

Per Zoning Code Section 20-36.040, attached housing with two (2) or more bedrooms require one (1) covered space plus 1.5 visitor spaces per unit. Visitor spaces may be in tandem with spaces for the unit, or on street abutting the property. Additionally, Single-family dwellings require four (4) spaces per unit, one (1) of which must be on-site, covered and outside setbacks. The remaining three (3) spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot. The site includes four (4) attached residential units and two detached residential units, requiring 18 parking spaces.

The site provides four parking spaces, two in each garage for the detached units, and four (4) single-car garages for the attached units. The site also provides adequate drive driveway parking and street parking on Dutton Avenue. The site is within one-half mile from the SMART Rail Station so no parking is required for the ADU (Zoning Code Section 20-42.130 (E)(9)(b).) Therefore, parking is adequate for the site.

FINDINGS REQUIRED FOR TENTATIVE MAP

Decisions on Tentative Maps are based on the four discretionary standards found in City Code Section 19-24.080(A-D). Applicable Tentative Map standards followed by a staff analysis of the project's compliance with the standards is as follows:

- A. That the proposed map is consistent with the general plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.

Staff Response: The project site is located in an area designated by the General Plan Land Use Diagram as Low Density Residential, which allows residential development at a density of 2-8 units per acre. The project is proposed at a density of 6 units per acre. The project is within the Roseland/Sebastopol Road Specific Plan, which allows the same density and allows small lots as an alternative to attain more affordable housing within the City of Santa Rosa;

- B. That the proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.

Staff Response: The project provides a mix of housing options within the Roseland/Sebastopol Road Priority Development Area. City Staff has reviewed the project plans and determined that there is adequate water and sewer capacity. The site will be developed in compliance with the City's Standard Urban Stormwater Mitigation Plan (SUSMP);

- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities.

Staff Response: All structures have been designed with sufficient windows to allow the inflow of sunlight for natural heating, and trees have will be preserved throughout the subdivision providing shade or cooling opportunities. The site will also comply with all Building Code Standards, including CalGreen, which requires energy efficient construction materials; and

- D. That the proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board. (Ord. 3396 § 1, 1998; Ord. 2622 § 1, 1987)

Staff Response: The project has been reviewed by City Staff and was found to be in compliance with all City Utilities and Infrastructure.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457 in that the project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

The Project qualifies for a Class 3 Exemption pursuant to CEQA Guidelines Section 15303 *Existing* Facilities, in that the site involves new construction in an urbanized area involving six dwelling units.

Pursuant to Section 15332, the project is exempt from CEQA as an In-fill Development.

- It is consistent with the General Plan land use designation of Low Density Residential (2-8 units per acre) and complies with the PD 96-002 zoning district requirements.
- It occurs on site less than five acres within City limits, surrounded by urban uses.
- The site has no value as habitat for endangered, rare or threatened species as indicated in the Biological Resource Analysis by Monk & Associate's, dated April 12, 2019.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality that weren't previously considered in the scope of review of the Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report, certified by City Council Resolution No. 28873, dated October 18, 2016.
- The site can be adequately served by all required utilities and public services.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On August 1, 2018, the Cultural Heritage Board (CHB) reviewed the project as a Concept

Item but declared they did not have enough information to provide comments or recommendations.

On October 25, 2018, the Waterways Advisory Committee (WAC) reviewed and provided comments and recommendations for the Project. The WAC recommended moving the fence further away from Roseland Creek.

A Special Zoning Administrator Meeting for this project will be held for the Minor Design Review and Minor Conditional Use Permit for this project (CUP18-125 and DR18-056) on July 9, 2019. The Zoning Administrator will be forwarded any approval/denial or continuance made by the Planning Commission.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – Tentative Map Packet, received February 27, 2019
Attachment 4 – Existing Elevations
Attachment 5 – Biological Resource Analysis, dated April 12, 2019
Attachment 6 – Preliminary Landscape Plan
Attachment 7 – Project Elevations – For Reference Only
Attachment 8 – Tree Plan

Resolution
Exhibit A – DAC Report

CONTACT

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