

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
September 12, 2019

**PROJECT TITLE**

Skyfarm Unit 3 Time Extension

**APPLICANT**

Andremer Developers, Inc.  
Skyfarm Estates, L.P.

**ADDRESS/LOCATION**

3875 and 3931 Saint Andrews Drive

**PROPERTY OWNER**

Skyfarm Estates, L.P.

**ASSESSOR'S PARCEL NUMBER**

173-760-062 and 173-760-038

**FILE NUMBER**

EXT17-0055 (third extension) and  
EXT18-0048 (fourth extension)

**APPLICATION DATE**

June 22, 2017 (third extension) and  
June 22, 2018 (fourth extension)

**APPLICATION COMPLETION DATE**

June 22, 2017 (third extension) and  
June 22, 2018 (fourth extension)

**REQUESTED ENTITLEMENTS**

Two one-year time extensions for the  
Skyfarm Unit 3 Tentative Map

**FURTHER ACTIONS REQUIRED**

Two Director-level one-year time  
extensions for Conditional Use Permit and  
Hillside Development Permit

**PROJECT SITE ZONING**

PD-RC (Residential Planned  
Development, within the Resilient City  
combining district)

**GENERAL PLAN DESIGNATION**

Low Density Residential  
(2.0–8.0 units per acre)

**PROJECT PLANNER**

Shari Meads

**RECOMMENDATION**

Approval

Agenda Item # 9.1  
For Planning Commission Meeting of: September 12, 2019

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION  
FROM: SHARI MEADS, CITY PLANNER  
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
SKYFARM UNIT 3 SUBDIVISION TIME EXTENSION

AGENDA ACTION: ADOPT RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve two one-year time extensions for the Skyfarm Unit 3 Tentative Map, to subdivide two parcels approximately 10.4-acres in area, into 30 single-family lots and three common parcels.

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EXECUTIVE SUMMARY

The project before the Commission includes two one-year time extensions for the approved Skyfarm Unit 3 subdivision. Approval of the requested time extensions together with a one-year time extension provided under City of Santa Rosa ORD-2019-001, would allow the applicant until August 11, 2020, to record the Final Map.

BACKGROUND

1. Project Description

The approved Skyfarm Unit 3 project involves the subdivision of a currently undeveloped 10.4-acre site into 30 residential lots ranging in size from 6,035 to 41,285 square-feet, and three common parcels ranging in size from 3,436 to 8,604 square-feet. The Skyfarm Unit 3 project also includes a Conditional Use Permit (CUP), and a Hillside Development Permit (HDP) to allow development in areas with slope of 10 percent or greater.

Approval of the requested time extensions, together with an automatic one-year time extension provided pursuant to City of Santa Rosa ORD-2019-001, would extend the deadline to file the Skyfarm Unit 3 Final Map until August 11, 2020. Extensions of the Skyfarm Unit 3 CUP and HDP are also requested. Pursuant to City Code Section 20.54.050 (B), all extensions except for Tentative Maps, can

be approved by the Director of Planning and Economic Development. Should the Planning Commission approve the Tentative Map time extensions, the Director will consider a similar extension of time for the Skyfarm Unit 3 CUP and HDP.

2. Surrounding Land Uses

North: Very Low Density Residential (0.2 – 2.0 units per acre); currently developed as single-family detached residences on large lots

South: Parks and Recreation; currently developed as the Fountaingrove Golf and Athletic Club, a private recreation facility

East: Very Low Density Residential (0.2 – 2.0 units per acre); currently developed as single-family detached residences on large lots

West: Parks and Recreation; currently developed as the Fountaingrove Golf and Athletic Club, a private recreation facility

3. Existing Land Use – Project Site

The 10.4-acre site consists of two parcels that are located on the southwesterly side of Saint Andrews Drive. The site is long and linear and includes approximately 0.5 mile of street frontage. Both parcels are vacant and consist of varying topography, rock outcroppings, and stands of native evergreen, oak trees, other tree species, shrubs, and grasses.

The site generally slopes downward to the south and east, with slopes ranging from near-level to over 25 percent. The site is within and surrounded by the Fountaingrove Ranch Planned Development. Saint Andrews Drive is a fully improved public street with curb, gutter, contiguous sidewalks, and lighting.

4. Project History

On August 11, 2011, the Planning Commission approved the Skyfarm Unit 3 subdivision project which included a Mitigated Negative Declaration, Conditional Use Permit, Hillside Development Permit, and Tentative Map. The project was approved for a period of two years.

On August 11, 2013, pursuant to State of California Assembly Bill 116, an automatic two-year extension of the Skyfarm Unit 3 Tentative Map and associated entitlements was granted extending the approval to August 11, 2015.

On December 10, 2015, the Planning Commission approved the first discretionary one-year time extension for the Skyfarm Unit 3 Tentative Map, Conditional Use Permit, and Hillside Development Permit, extending the approval of the Tentative Map and associated entitlements to August 11, 2016.

On March 9, 2017, the Planning Commission approved the second discretionary one-year time extension for the Skyfarm Unit 3 Tentative Map extending the approval of the Tentative Map to August 11, 2017.

On June 22, 2017, applications for the third of five City-approved time extensions for the Skyfarm Unit 3 Tentative Map and associated entitlements were submitted to the Planning and Economic Development Department. City staff reviewed the applications and determined that there have not been any significant policy or code changes since the original approvals and that the extensions could be supported as previously approved.

On June 22, 2018, applications for the fourth of five City-approved time extensions for the Skyfarm Unit 3 Tentative Map and associated entitlements were submitted to the Planning and Economic Development Department. City staff reviewed the applications and determined that there have been no significant policy or code changes since the original approval and that the extensions could be supported as previously approved.

On January 8, 2019, the Santa Rosa City Council adopted ordinance ORD-2019-001 providing an automatic one-year extension of time for approved tentative maps and associated entitlements that were not expired as of October 9, 2017. This measure effectively granted the fifth of five one-year time extensions allowed under City Code Section 19-28.030 for the Skyfarm Unit 3 Tentative Map and associated entitlements, extending the final expiration date for the approved Skyfarm Unit 3 subdivision to August 11, 2020.

#### PRIOR CITY COUNCIL REVIEW

Not applicable

#### ANALYSIS

1. General Plan

The site is designated Low Density Residential which specifies residential development at a density ranging from 2.0 to 8.0 units per acre. The project proposes 30 residential lots and three common parcels over 10.4-acres, resulting in a residential density of 2.87 units per acre, which is consistent with the General Plan Low Density Residential designation.

2. Other Applicable Plans

Not applicable.

3. Zoning

The site is within, and surrounded in the four cardinal directions by, the Fountaingrove Ranch Residential Planned Development (PD) Resilient City (-RC) combining district. The site is designated for cluster residential use which is consistent with the General Plan.

4. Neighborhood Comments

Not applicable

5. Public Improvements/On-Site Improvements

Skyfarm Unit 3 public improvements include the public roadways and utilities that would serve the subdivision. Three roads will provide access to the subdivision from Saint Andrews Drive, the furthest north consisting of a loop road and two roads to the south consisting of two separate cul-de-sacs connected by an emergency vehicle access road. All roads will feature sidewalks and on-street parking bays.

FISCAL IMPACT

This project would have no impact on the City's general fund.

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 (MND), that was adopted by the Commission on August 11, 2011 (Resolution No.11586). California Environmental Quality Act 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, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

No other board has acted on the time extension request.

NOTIFICATION

Public noticing is not required for Consent agenda items.

ISSUES

There are no unresolved issues identified for the time extension request.

ATTACHMENTS

Attachment 1: Disclosure Form

Attachment 2: Location Map

Attachment 3: Neighborhood Context Map

Attachment 4: Mitigated Negative Declaration adopted by Resolution 11586

## SKYFARM UNIT 3 SUBDIVISION TIME EXTENSION

PAGE 6 OF 6

Attachment 5: Planning Commission Resolution No. 11589, dated August 11, 2011 (Project approval), Resolution No. 11733 dated December 10, 2015 (first discretionary one-year time extension), Resolution No. 11823, dated March 9, 2017 (second discretionary one-year time extension)

Attachment 6: Approved Tentative Map and Development Plan, prepared by Brelje & Race Consulting Civil Engineers, dated July 2011

Resolutions: Two one-year time extensions

### CONTACT

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