

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
JANUARY 23, 2020

PROJECT TITLE

Ditty Downs – Two Separate 1-year
Time Extensions

APPLICANT

TDG Consulting Engineers

ADDRESS/LOCATION 1520 Ditty Avenue

PROPERTY OWNER

Zina Nahas

ASSESSOR'S PARCEL NUMBER

148-083-009

FILE NUMBERS

PRJ 17-065, EXT18-0059

APPLICATION DATES

October 09, 2017 (PRJ 17-065)
October 09, 2018 (EXT18-0059)

APPLICATION COMPLETION DATES

January 8, 2018
January 30, 2019

REQUESTED ENTITLEMENTS

Two separate one-year time extensions
for a Tentative Map

FURTHER ACTIONS REQUIRED

Two separate one-year Time Extensions
for the related Small Lot Subdivision
Conditional Use Permit and Design
Review (Director determination)

PROJECT SITE ZONING

R-1-6 (Single-family Residential)

GENERAL PLAN DESIGNATION

Low Density Residential (2 -8 units/acre)

PROJECT PLANNER

Michael Wixon

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION
FROM: MICHAEL WIXON, CONTRACT PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: DITTY DOWNS TENTATIVE MAP– TWO SEPARATE ONE-YEAR
TIME EXTENSIONS

AGENDA ACTION: ADOPT RESOLUTIONS

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve two (2) separate one (1)-year time extensions as the third and fourth extensions of time for the Ditty Downs Tentative Map, to subdivide a 0.51-acre parcel into four (4) single family lots.

EXECUTIVE SUMMARY

The project before the Planning Commission involves Two (2) separate one (1)-year time extensions for the approved Ditty Downs Tentative Map. Approval of the time extensions will extend the expiration date of the Tentative Parcel Map to October 9, 2020.

BACKGROUND

1. Project Description

The Ditty Downs project proposes to subdivide the property into four parcels, retaining two (2) existing residences and developing two (2) new single-family detached homes. The Ditty Downs project also involves related Small Lot Conditional Use Permit and Design Review applications. If approved, the Ditty Downs Tentative Parcel Map, together with the automatic one 1-year time extension provided by the Resilient City Measures adopted by the City Council, would be extended until October 9, 2020.

Extensions of the Ditty Downs Small Lot CUP and DR 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 similar time extensions for these related permits (FILE#s CUP07-094, DR07-103).

2. Surrounding Land Uses

North:	Single family detached residences, Low Density Residential Land Use, R-1-6 Zone
South:	Single family detached residence, Low Density Residential Land Use, RR-20 Zone
East:	Single family detached residences (Ditty Village), Low Density Residential Land Use, RR-20 Zone
West:	Single family detached residence, Low Density Residential Land Use, RR-20 Zone

The project site remains surrounded by single family detached residences. The site also remains within one-quarter mile of bus stops for Routes 1 and 10, and within one-quarter mile of the entrance to Bicentennial Park. Ditty Avenue continues to function as a local neighborhood street along the project frontage, connecting Coffey Lane with Hardies Lane.

3. Existing Land Use – Project Site

The site is generally level and rectangular in shape, and is developed with a single-story, detached single family residence and a detached second dwelling unit. There are several notable trees on-site, which had been addressed in the previous approvals.

4. Project History

On June 6, 2007, a Neighborhood Meeting was held for the project, which also included a proposed rezone of the site from RR-20 to R-1-6. The file notes that nobody from the public attended the meeting.

On October 9, 2008, a public hearing was held by the Planning Commission for the project, which included a negative declaration. The Planning Commission approved the Tentative Map, Small Lot Conditional Use Permit and Design Review, and it recommend the City Council adopt the Negative Declaration and approve the Rezone.

On December 9, 2008, the City Council subsequently held a second public hearing, adopted the Negative Declaration, and approved the Rezone from Rural Residential-20 (RR-20) to Single Family Residential-6 (R-1-6).

In 2008, 2009, 2011, and 2013, the California Legislature passed bills automatically extending the expiration dates of tentative maps, subject to specific

conditions. The project qualified for State granted automatic time extensions which extended the expiration date to October 9, 2016.

On March 15, 2017, the Subdivision Committee approved a 1-year extension of the Tentative Map, pushing the expiration date to October 9, 2017 (FILE# EXT16-0042).

The Tubbs Fire occurred shortly thereafter causing a local emergency and exacerbating a statewide housing crisis. In response, on December 18, 2018, the City Council approved the Resilient City Development Measures, which automatically extended the tentative map and related applications for Ditty Downs for a 1-year period, until October 9, 2018.

On October 9, 2017, an application was submitted to extend the tentative map approval to October 9, 2018 (FILE#: EXT17-0075). However, with the approval of the Resilient City Development Measures on December 18, 2018 automatically extending the tentative map for one (1)-year, this application was modified to extend the expiration date of the Ditty Downs tentative map to October 9, 2019. Finally, a new application was again submitted on October 8, 2018 to request another 1-year time extension (FILE#: EXT18-0059). If approved, this application will extend the expiration date of the Ditty Downs tentative map to October 9, 2020 and will count as the fourth of five extensions allowed per the Santa Rosa Municipal Code (SRMC).

PRIOR CITY COUNCIL REVIEW

The Council adopted the Negative Declaration and approved the rezoning request on December 9, 2008.

ANALYSIS

1. General Plan

The General Plan designation for the site is Low Density Residential which allows a density of 2 to 8 units per acre. The project proposes a density just under 7.84 units per acre, near the upper limit of the density range. As conditioned, the project remains consistent with the previously analyzed General Plan goals and policies that apply to the proposed project (See General Plan 2035 Land Use and Urban Design Goals and Policies LUL-E, LUL-E-2, LUL-F, LUL-F-1, LUL-F-, UD-A-5, UD-F-1, UD-F-2, UD-F-4, UD-G, UD-G-6).

The development will continue to add to the diversity of the residential neighborhood through the proposed small lot subdivision, which maintains the existing single-story residential structures while introducing two new two-story homes to the site. The project would retain several mature trees on the proposed and to introduce new landscape design elements along the Ditty Avenue frontage to improve the appearance of the property and the livability of the

existing residence. Also, the building design for the existing and new residences generally meets the Design Guidelines, as previously evaluated.

2. Other Applicable Plans

As it relates to the entire project, including the tentative parcel map, the Design Guidelines, Sections 1.1 (Neighborhood Design), 3.1 (Single Family Residential) and 4.3 (Infill Development) pertain to this project. The project remains consistent with these policies (see Design Guidelines goals and policies: 1.1 B.1, 3.1 I.C., 3.1 II.B.3, 3.1 II.B.1, 3.1 III.A.1, 3.1 III.G.1, 3.1 III.G.2, 4.1 II.4 & 4.3 II.1).

3. Zoning

North:	R-1-6 (Single Family Residential)
South:	RR-20 (Rural Residential)
East:	R-1-6 (Single Family Residential)
West:	RR-20 (Rural Residential)

The subject site remains zoned R-1-6 Single-Family Residential. The zoning designation remains consistent with the Low Density Residential General Plan designation, which allows 2.0 to 8.0 units per acre.

The minimum lot size in the R-1-6 district is normally 6,000 square feet, but the project still includes a Conditional Use Permit for a small lot subdivision to allow lots less than 6,000 square-feet in size, as well as reduced setbacks from the standard setbacks of the R-1-6 district.

A. Residential Small Lot Subdivisions

The Zoning Code establishes design and development standards for residential small lot subdivisions (Section 20-42.140). Small lot subdivisions are allowed in the R-1 zoning district with a Conditional Use Permit.

In general, Parcels 1 and 2 will retain the two existing homes as single-story buildings. Vehicular access to the property is primarily provided by a shared single driveway from Ditty Avenue, but Parcel 1 will have a single driveway directly to Ditty Avenue. Parcel 1 will require a new attached two-car garage to use the existing driveway cut for access from Ditty Avenue. An entry courtyard with a decorative trellis is proposed to enhance the front entry of the home on Parcel 1. The existing home on Parcel 2 will use an existing attached two-car garage, designed to take access from the proposed shared private driveway from Ditty Avenue. Private open space for both units is provided between the two houses, with approximately 1,000 square feet of open space serving Lot 1 and 1,200 square feet serving Lot 2.

The proposed residential floor plans for Parcels 3 and 4 would be the same--each home would be two-stories and approximately 26 feet in height, with approximately 1,637 square feet of living area. Proposed landscaping includes street trees and various medium and small shrubs, along with groundcover, in the front yards of each residence.

The following discussion explains more specifically the requirements of residential small lot subdivisions and how these requirements remain in the proposal:

I. Setbacks

The setback requirements for small lot subdivisions are as follows:

- a. Front Setbacks – A minimum front setback of 10 feet shall be required, provided that a one-story covered porch may project up to six feet into the setback, and provided that no front porch shall have a depth of less than six feet. Front yard setbacks shall be varied along each block face.
- b. Side Setbacks – The one-story portions of a proposed structure shall be set back a minimum of four feet from side property lines, and the two-story portions of a structure shall be set back a minimum of eight feet from side property lines.
- c. Rear Setbacks – A minimum rear setback of 15 feet shall be required, except where a 10-foot setback is authorized by the review authority.
- d. Garage Setbacks – A garage entrance facing a street shall be set back as follows:
 1. 19 feet from the rear of the public sidewalk, or 19 feet from the street property line or street plan line, whichever is greater.
 2. 19 feet from the back of the driveway approach on a private lane with no sidewalks.

The proposal meets continues to meet these required setbacks.

II. Lot Size

The Zoning Code states that, "...minimum lot area may range from 2,000 to 6,000 square feet or more." The proposed lots range from 2,699 square feet to 7,866 square feet. The proposed lot sizes are consistent with the Zoning Code requirements.

III. Building Height

The maximum allowed building height is 35 feet. The two existing homes are single-story. The new homes would have a maximum height of 26 feet, in conformance with the height limit.

IV. Two-Story Units

Projects with two-story units are required to meet one of the following criteria, or otherwise satisfy the review authority as part of a Conditional Use Permit:

- a. The floor area of a second story must be no more than 50% of all the roofed first floor area of the dwelling (including covered porch area and an attached garage, but not a detached garage); or
- b. 25% of the dwelling units in the project must be one-story; or
- c. All two-story units must have one-story elements.

Half of the proposed units are single story, and both two-story units have one-story elements in the form of a porch, in conformance with items b and c.

V. Lot Coverage

The maximum allowed lot coverage is 65%. The lot coverage ranges remain from 18.4% to 31.4%, with an average lot coverage of 26.7%, well below the maximum allowed.

VI. Private Open Space

The Zoning Code requires 400 square-feet of usable private open space for single-family parcels, with no dimension less than 15 feet. The proposal still includes rear yard areas ranging from approximately 525 square feet to 1,200 square feet per lot, meeting the required minimum dimensions of 15 feet by 15 feet.

VII. Parking

The R-1-6 Zone requires a minimum of four parking spaces per single-family detached unit, including one covered space. The project is designed to provide eight covered spaces in the form of attached two-car garages, six spaces within driveway aprons, and two street parking spaces, in compliance with the Zoning Ordinance.

4. Previous Neighborhood Comments

No previous comments were received regarding the project.

5. Public Improvements/On-Site Improvements

Ditty Avenue would be improved and reconstructed to the centerline as a Minor Street across the project frontage, which would include a travel lane, parking lane, planter strip, and sidewalk. Although the adjacent subdivision, Ditty Village, has been recorded and developed, Ditty Downs may still need to install a sewer main extension and a public fire hydrant, as reflected in the conditions of approval.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study was prepared for the Project, which resulted in a Negative Declaration (ND), that was adopted by the City Council December 11, 2008 (Resolution No.27273). California Environmental Quality Act Guidelines §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 extensions; 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

The proposed 1-year time extension requests have not been reviewed by any additional review authorities.

NOTIFICATION

Public noticing is not required for Consent Items on the Planning Commission's agenda.

ISSUES

Tree preservation is encouraged for new residential developments where feasible. The project proposes to preserve six on-site trees, including one heritage Oak, one other Oak, three pollarded London Planes, and one Catalpa, and to remove 11 on-site trees including three heritage Oaks and an assortment of other trees. All trees proposed for removal are within or near the footprints of proposed homes.

Tree #1, a large heritage Valley Oak located along the eastern property line near an existing detached garage, remains proposed for preservation as the arborist concluded that the tree can be preserved and will likely survive construction if various protocols are followed. The project has been conditioned to implement the arborist's recommendations during construction, and to require additional tree mitigation should the tree not survive construction of the project.

ATTACHMENTS

- Attachment 1 - Disclosure Forms
- Attachment 2 - Project Location Map
- Attachment 3 - General Plan and Zoning Map
- Attachment 4 - Approved Tentative Map
- Attachment 5 - Council Resolution No. 27273 Approving Mitigated Negative Declaration
- Attachment 6 - PC Resolution No. 11376 Approving Small Lot Conditional Use Permit
- Attachment 7 - PC Resolution No. 11377 Approving Tentative Parcel Map
- Resolution Approving Time Extension to October 9, 2019 (w/ Exhibit A)
- Resolution Approving Time Extension to October 9, 2020 (w/ Exhibit A)

CONTACT

Michael Wixon, Contract Planner
Planning and Economic Development
100 Santa Rosa Avenue, Room 3
(707) 543-4659
MWixon@SRCity.org