

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
October 14, 2021

PROJECT TITLE

Modification to Courtney Estates Subdivision
Final Map

APPLICANT

Madeleine Roberts, City Ventures, Inc

ADDRESS/LOCATION

1530, 1534, 1538, 1542, Alegra Street; 1536,
1539, 1540, 1544, 1545, 1548, 1551, 1552,
1556, 1560, 1561, 1564, 1567, 1568, 1572,
1576 Claritin Street; 1544, 1548, 1552, 1556,
1560, 1564, 1566, 1570, 1572 Country Manor
Drive; 2510, 2511, 2514, 2515, 2518, 2519,
2522 2523 2526, 2527, 2530, 2531, 2534,
2535, 2538, 2539, 2542, 2543, 2546, 2550
Courtney Avenue; 2549, 2553, 2557, 2558,
2562 Dakota Ave; 1549 Fulton Road

PROPERTY OWNER

Santa Rosa 7 INV, LLC

ASSESSOR'S PARCEL NUMBER

157-020-003, 157-020-010, 157-070-048, -
049, -050, -051, -052, -053, -054, -055, -056,
-057, -058, -059, -060, -061, -062, -063, -064,
-065, -066, -067, -068, -069, -070, -071, -072,
-073, -074, -075, -076, -077, -078, -079, -080,
-081, -082, -083, -084, -085, -086, -087, -088,
-089, -090, -091, -092, -093, -094, -095, -096,
-097

FILE NUMBER

MOD21-002

APPLICATION DATE

July 6, 2021

APPLICATION COMPLETION DATE

August 8, 2021

REQUESTED ENTITLEMENTS

Modification of Final Map

FURTHER ACTIONS REQUIRED

N/A

PROJECT SITE ZONING

PD05-002

GENERAL PLAN DESIGNATION

Very Low Residential

PROJECT PLANNER

Kristinae Toomians

RECOMMENDATION

Recommend Approval

Agenda Item #9.2
For Planning Commission Meeting of: October 14, 2021

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
PLANNING & ECONOMIC DEVELOPMENT
SUBJECT: MODIFICATION TO COURTNEY ESTATES SUBDIVISION FINAL
MAP

AGENDA ACTION: Resolution

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the modification of the Courtney Estates Final Map, No. 2007-0065, dated November 15, 2007, to adjust the lot layouts and to reconfigure easements to accommodate storm water requirements.

EXECUTIVE SUMMARY

The Courtney Estates Final Map Modification proposes to modify the lot layouts and to reconfigure easements to accommodate storm water requirements. More specifically, the map amendment proposes the following changes: the maximum lot size changes from 8,985-square-feet to 8,064-square-feet; the minimum lot size changes from 4,046-square-feet to 4,043-square-feet; the average lot size changes from 5,228-square-feet to 5,042-square-feet; the number of lots (50) remains unchanged; Parcel A (9,049-square-feet) and Parcel B (4,181-square-feet) are incorporated as stormwater treatment areas to be owned and maintained by the homeowners' association; the public utility easements (PUE's) are generally resized to 5.5 feet, with exceptions on Fulton Road (PUE unchanged at 13 feet), the south side of Alegra Street (resized to 4.5-feet), and the western portion of Courtney Manor Drive (PUE unchanged at 10 feet); the units-per-acre across the Planned Development (PD05-002) remain unchanged at two dwelling units per acre

BACKGROUND

On August 19, 2021, the Zoning Administrator approved Minor Conditional Use Permit and Design Review to allow minor modifications to the Courtney Estates Planned

Development (MJP04-029), by reallocating two of the six residential units from Sub Area A to Sub Area B (allowing 60 total units), and consolidating the eight (8) affordable multi-family rental units originally approved on Lots 21, 22, 28 & 38 onto Lots 21 & 22.

This Courtney Estates Final Map Modification project application has been submitted in accordance with the following policies and regulations of the City of Santa Rosa:

- [City Code Chapter 19-40](#) Corrections, Amendments or Modifications
- California Government Code Section [66472.1](#)

1. Project Description

Courtney Estates is an entitled 30.07-acre subdivision comprised of Sub-Areas A and B. The final map for the Courtney Estates subdivision was recorded in July 2007. The current proposal is to modify the Courtney Estates Final Map to adjust the lot layouts and to reconfigure easements to accommodate storm water requirements. More specifically, the map amendment proposes the following changes:

- The maximum lot size changes from 8,985-square-feet to 8,064-square-feet
- The minimum lot size changes from 4,046-square-feet to 4,043-square-feet
- The average lot size changes from 5,228-square-feet to 5,042-square-feet
- The number of lots (50) remains unchanged
- Parcel A (9,049-square-feet) and Parcel B (4,181-square-feet) are incorporated as storm water treatment areas to be owned and maintained by the homeowners' association
- The public utility easements (PUE's) are generally resized to 5.5 feet, with exceptions on Fulton Road (PUE unchanged at 13 feet), the south side of Alegria Street (resized to 4.5-feet), and the western portion of Courtney Manor Drive (PUE unchanged at 10 feet)

2. Surrounding Land Uses

North	Fox Hollow Subdivision
South	Country Manor Estates
East	Stone Briar Subdivision
West	County

The project site is within a suburban area, located at the western edge of City limits, surrounded by rural and low-density and very-low density residential uses.

3. Existing Land Use – Project Site

The project site is currently undeveloped but is zoned PD05-002. The Planned Development Policy statement describes two sub-areas within this PD District.

Sub-Area A is predominantly intended as open land, wetland mitigation area, and a wetlands mitigation bank. Sub-Area B allows for residential development at 2 dwelling units per acre.

ANALYSIS

1. General Plan

The project site is designated as Very Low Density Residential. This designation accommodates rural and hillside developments and provides areas for single family detached units.

2. Zoning

The project site is zoned PD (Planned Development) 05-002. The Planned Development Policy statement describes two sub-areas within this PD District. Sub-Area A is predominantly intended as open land, wetland mitigation area, and a wetlands mitigation bank. Sub-Area B allows for residential development at 2 dwelling units per acre. On August 19, 2021, the Zoning Administrator approved a Minor Conditional Use Permit and Design Review to allow minor modifications to the Courtney Estates Planned Development (MJP04-029), by reallocating two of the six residential units from Sub Area A to Sub Area B (allowing 60 total units), and consolidating the eight (8) affordable multi-family rental units originally approved on Lots 21, 22, 28 & 38 onto Lots 21 & 22.

3. Neighborhood Comments

A Notice of Application and Notice of Public Hearing have been distributed to neighbors and property owners within 600 feet of the project site. No comments have been received to date.

4. Public Improvements/On-Site Improvements

Public and onsite improvements are required as part of the Final Map.

5. Required Findings

Map Corrections, Amendments or Modifications Findings

1) That there are changes in circumstances which make all or a portion of the conditions on a map no longer appropriate or necessary.

The final map for the Courtney Estates subdivision was recorded in July 2007. The current proposal is to modify the Courtney Estates Final Map to adjust the lot layouts and to reconfigure easements to accommodate

mandatory State storm water requirements that were not in effect at the time of approval of the original map.

2) That the proposed modification(s) will not impose any additional burden on the present fee owner.

The reconfiguration of the lot layouts and easements will not result in a net decrease in the number of lots or housing units. The changes will bring the previously approved map in compliance with current State storm water low impact development requirements (LID).

The proposed modifications will not alter any right, title, or interest in the real property reflected on the recorded map.

Tentative Map Required Findings

In granting this Modification of Final Map, the Planning Commission must first make all of the following required findings set forth in Section 20-52.050 (Conditional Use Permits). Each finding is accompanied by a staff response.

1) The proposed map is consistent with the general plan and any applicable specific plans.

The proposed modification would not affect General Plan consistency. The existing residential land use is consistent with the General Plan, and the - modification would not change this land use.

2) 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.

The proposed modification would not affect the development's consumption of fiscal and environmental resources of the City. The proposed modification would provide greater development potential while achieving consistency with the Zoning Code.

3) That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision; and

The proposed modification does not affect the site's ability to provide opportunities for passive or natural heating or cooling.

4) 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.

The proposed modification would not affect the site's sewer discharge. Future additional development of the site would be required to comply with all discharge requirements prescribed by the California Regional Water Quality Control Board.

ENVIRONMENTAL IMPACT

The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The proposed project is within the scope of the previously adopted Mitigated Negative Declaration (MND) for the Courtney Estates Project certified by the City Council on September 6, 2005.

Pursuant to the California Environmental Quality Act (CEQA), this project qualifies for a Class 5 exemption under CEQA Section 15305 for "Minor Alterations in Land Use limitations" due to the project's nature as a modification to a setback established by a Final Map. No exceptions to the exemption listed under CEQA Section 15300 apply to the project.

Section 15162 of the CEQA Guidelines states that no subsequent environmental review is required unless proposed project changes result in: new significant environmental effects or a substantial increase in previously identified effects, or a substantial change to project circumstances resulting in new environmental effects or a substantial increase in previously identified effect, or new information of substantial importance shows that the project would result in substantial impacts not previously analyzed, or a substantial increase in previously identified effect, or that necessitates reevaluation of mitigation measures. There are no changes to the project or to the circumstances surrounding the project site or new information demonstrating new or unanalyzed impacts. For these reasons no additional CEQA review is required.

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 and occupants, 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.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1: Disclosure Form
Attachment 2: Neighborhood Context Map
Attachment 3: Proposed Amended Map
Attachment 4: Project Description
Attachment 5: PD05-004 Policy Statement
Attachment 6: Courtney Estates Final Map No. 2007-0065

Resolution 1 – Modification of Final Map
DAC Report

CONTACT

Kristinae Toomians, Senior Planner
KToomians@srcity.org / 707.543.4692