

# City of Santa Rosa



## Legislation Details

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<b>File #:</b>	20-0443	<b>Version:</b>	1	<b>Name:</b>	Burbank Avenue Appeal (CC)
<b>Type:</b>	CC- Public Hearing	<b>Status:</b>		<b>Status:</b>	Agenda Ready
<b>File created:</b>	5/27/2020	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	6/16/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	PUBLIC HEARING - APPEAL OF PLANNING COMMISSION DECISION FOR A TENTATIVE MAP FOR THE BURBANK AVENUE SUBDIVISION, LOCATED WITHIN THE ROSELAND PRIORITY DEVELOPMENT AREA, TO SUBDIVIDE 14.25 ACRES OVER FOUR (4) LOTS INTO 75 LOTS THAT WOULD ALLOW DEVELOPMENT OF 62 SINGLE-FAMILY LOTS, 12 DUETS, AND 64 MULTI-FAMILY APARTMENTS LOCATED AT 1400 BURBANK AVENUE, SANTA ROSA, CA 95407; ASSESSOR'S PARCEL NUMBERS 125-331-003, 125-361-003, 125-361-006, 125-361-007; FILE NO. MAJ19-003				

**BACKGROUND:** The proposed development includes the subdivision of 14.25 acres over four (4) lots into 75 lots that would allow development of 62 single-family lots, 12 duets, and 64 multi-family apartments totaling 138 new housing units. The single-family homes and duets will be on individual lots and the multi-family apartments will be on one lot.

On February 13, 2020, the Planning Commission held a duly noticed public hearing where the Commission reviewed the Tentative Map (MAJ19-003) and received a presentation from Staff, a presentation from the applicant team, heard public comments, and made findings for the approval of the Major Subdivision Tentative Map. An appeal to the Commission's decision was filed by Mark Henry Parrish with the City Clerk's Office on February 24, 2020.

Staff is recommending that Council deny the appeal to allow approval of the Tentative Map for the Project based on the Planning Commission's approval on February 13, 2020, as well as the Project's compliance with Zoning Code requirements and consistency with the General Plan and Roseland Area/Sebastopol Road Specific Plan policies associated with land use compatibility, range of housing types, and proximity to services and amenities.

**RECOMMENDATION:** It is recommended by the Planning and Economic Development Department and the Planning Commission that Council, by resolution, deny the appeal and approve the Tentative Map for the Burbank Avenue Subdivision, located within the Roseland Priority Development Area, to subdivide 14.25 acres over four (4) lots into 75 lots that would allow development of 62 single-family lots, 12 duets, and 64 multi-family apartments.

<b>Sponsors:</b>	Planning and Economic Development
<b>Indexes:</b>	Exempt Project
<b>Code sections:</b>	15182 - Projects Pursuant to a Specific Plan, 15183 - Consistent with Community Plan, General Plan, or Zoning
<b>Attachments:</b>	1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Amended Project Narrative received on January 30, 2020, 4. Attachment 3 - Tentative Map received January 9, 2020, 5. Attachment 4 - School Access Exhibit received December 24, 2019, 6. Attachment 5 - Setback Exhibit received January 6, 2020, 7. Attachment 6 - Landscape Plans date received February 4, 2020, 8. Attachment 7 - Architectural Plans received February 4, 2020, 9. Attachment 8 - Architectural Plans received April 17, 2020, 10. Attachment 9 - Multifamily Architectural Plans received February 4, 2020, 11. Attachment 10 - Multi-Family Architectural Plans received April 17, 2020, 12. Attachment 11 - Burbank Ave Subdivision Consistency Memo with EIR, 13. Attachment 12 - Roseland Area Sebastopol Road Specific Plan Consistency Determination, 14. Attachment 13 - Final Traffic Impact Study dated December 11, 2019, 15. Attachment 14 - Biological Resources Assessment dated December 2019, 16. Attachment 15 - Wetland Delineation Report dated August 6, 2018, 17.

Attachment 16 - Air Quality and Greenhouse Gas Emissions Analysis Report dated December 18, 2019, 18. Attachment 16a - Air Quality and Greenhouse Gas Emissions Analysis Appendix A, 19. Attachment 16b- Air Quality and Greenhouse Gas Emissions Analysis Appendix B, 20. Attachment 16c - Air Quality and Greenhouse Gas Emissions Analysis Appendix C, 21. Attachment 17 - Noise Impact Analysis Report dated December 18, 2019, 22. Attachment 18 - Planning Commission Amended Resolution No. 12005, 23. Attachment 19 - Public Correspondence, 24. Attachment 20 - Signed Res CUP19-095 and DR19-054, 25. Attachment 21 - Appeal received February 24, 2020, 26. Attachment 22 - Applicant Response to Appeal Letter dated March 30, 2020, 27. Attachment 23 - Waterstone confirming purchase of multi-family units dated 5.21.2020, 28. Resolution, 29. Exhibit A - DAC Report dated 1-13-2020, 30. Presentation, 31. REVISED Presentation (Uploaded 6-16-2020), 32. Applicant Presentation (Uploaded 6/15/2020), 33. Appellant Presentation (Uploaded 6/15/2010), 34. Late Correspondence (Uploaded 7-13-2020)

Date	Ver.	Action By	Action	Result
6/16/2020	1	City Council	to waive reading of the text and adopt	Pass