

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
June 27, 2024

PROJECT TITLE

Hearn Veterans Village Time Extension

APPLICANT

Community Housing Sonoma County

ADDRESS/LOCATION

2149 W Hearn Avenue

PROPERTY OWNER

Community Housing Sonoma County

ASSESSOR'S PARCEL NUMBER

134-011-012 & 134-011-013

FILE NUMBER

EXT24-0004

APPLICATION DATE

February 13, 2024

APPLICATION COMPLETION DATE

February 13, 2024

REQUESTED ENTITLEMENTS

Tentative Map Time Extension

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

RR-20-RH (Single-Family Residential – Rural Heritage)

GENERAL PLAN DESIGNATION

Very Low-Density Residential

PROJECT PLANNER

Monet Shekhali

RECOMMENDATION

Approval

Agenda Item #11.1
For Planning Commission Meeting of: June 27, 2024

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION
FROM: MONET SHEIKHALI, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: HEARN VETERANS VILLAGE TIME EXTENSION
AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a one-year time extension for the Hearn Veterans Village Tentative Map to subdivide an approximately 2.01-acre parcel into four lots with associated improvements.

EXECUTIVE SUMMARY

On March 15, 2022, the City Council, on appeal, adopted an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report (State Clearinghouse No. 2016012030) and approved a Tentative Parcel Map to allow the subdivision of a 2.01-acre parcel into four single-family lots for the Hearn Veterans Village project (Project). The project was approved for a period of two years. The request before the Commission is the first of five potential one-year time extensions. Approval of the requested extension would allow the applicant until March 15, 2025, to record the Final Map. If the Final Map is not recorded by March 15, 2025, the applicant may apply for four more one-year time extensions.

BACKGROUND

1. Project Description

The project involves dividing a 2.01-acre site into four residential lots ranging in size from approximately 20,000 to 25,000 square feet. Future development of each parcel would include a detached dwelling unit, carport, accessory dwelling unit (ADU), outdoor amenities, and associated on- and off-site improvements for permanent Supportive Housing for 32 residents.

2. Land Uses – Project Site and Neighboring Properties

Existing	Very Low-Density Residential
North	Low Density Residential
South	Very Low-Density Residential
East	Very Low-Density Residential
West	Very Low-Density Residential

The site is zoned Rural Residential and is within the Rural Heritage Combining District (RR-20-RH). The site is currently undeveloped; it is vegetated with native and non-native grasslands and trees; and it has an existing paved pedestrian pathway and emergency vehicle access along the western portion of the site. The North Point Mitigation Site and two other parcels designated as Open Space are situated to the north and northwest of the site.

3. Existing Land Use – Project Site

Parcel Number 134-011-012 is developed with a 4,870-square-foot 15-bed transitional housing facility and a 1,405-square-foot permanent supportive housing duplex for veterans. Parcel Number 134-011-013 is located along the western portion of the project site and contains an existing north/south pedestrian pathway extending between West Hearn Avenue to the south and Park Meadow Drive to the north (see Figure 1).



Figure 1: Existing lot configurations for 134-011-012 & 013.

4. Project History

February 17, 2021	Project applications submitted.
April 12, 2021	Pre-application Neighborhood Meeting was held.
April 23, 2021	Notice of Pending Application was mailed to property owners and tenants within 1000 feet (which is beyond the 600-foot mailing radius required by the Zoning Code) of the project site.

May 7, 2021	Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration for the Hearn Veterans Village Project was circulated. An Initial Study/Mitigated Negative Declaration (IS/MND) was previously prepared for the proposed project. The IS/MND was published and circulated from May 7, 2021, through June 7, 2021. Through the response to comments review process on the Draft IS/MND, it became apparent that all of the identified potentially significant environmental impacts of the project were previously considered and analyzed as part of the 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report (2016 FEIR), and as such, an Addendum to the 2016 FEIR should be prepared.
June 1, 2021	Planning Commission public hearing noticing distributed.
June 10, 2021	Planning Commission meeting was held, and project was continued to a date uncertain to allow time for staff to respond to comments raised by the public, which resulted in the preparation of an Addendum to the 2016 FEIR.
December 9, 2021	Planning Commission adopted the Addendum to the certified 2016 FEIR and approved the Tentative Map by five affirmative votes, with one Commissioner absent and one abstaining.
December 21, 2021	Appeal of the Planning Commission decision to approve the project received by City Clerk's Office.
March 15, 2022	City Council adopted the Addendum to the certified 2016 FEIR and approved the Tentative Map, by five affirmative votes and two nos.
February 13, 2024	Time Extension application submitted.

PRIOR CITY COUNCIL REVIEW

See above project history.

ANALYSIS

1. General Plan

The project has a General Plan Land Use designation of Very Low Density Residential, which allows 0.2 to 2.0 units per gross acre. This density range accommodates rural and hillside developments within the UGB and is intended for single-family dwellings, but clustered single-family attached and multifamily

may be permitted. There has been no change in the land use designation. The approved project will provide four units consistent with the General Plan density, and was found to be consistent with the General Plan goals and policies by both the Planning Commission (see Attachment 6 – PC Resolution No. 12079) and City Council (see Attachment 7 – CC Resolution RES-2022-051).

2. Zoning

The project site is Zoned RR-20-RH (Rural Residential-Rural Heritage). The RR (Rural Residential) zone is the primary zone for this lot, which allows certain residential uses by right, with a minimum lot size of 20,000 square feet. The RR zoning district is applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses. The -RH combining district is intended to recognize, preserve, and enhance Santa Rosa’s rural communities. The RR and -RC zoning district implements and is consistent with the Residential—Very Low-Density land use classification of the General Plan.

Per City Code [Chapter 19-28](#), Final Map Procedures, “*Upon written application of the subdivider made within 24 months after approval or conditional approval of the tentative map, the Planning Commission may, after referral to other affected offices and agencies, grant an extension of time not to exceed one year, for filing the final map with the City Council. Four subsequent extensions of time, each not to exceed one year, may thereafter be granted. The application and processing fee, as established by resolution of the City Council, shall be submitted to the Department of Community Development. The Planning Commission may deny any extension of time if the subdivider does not agree to new conditions of approval which are based upon ordinances, policies, or standards in effect at the time of the submittal of the extension request.*”

The Hearn Veterans Village Tentative map was approved by the City Council on March 15, 2024. The applicant had 24 months from the day of approval to record the Final Map. This request is the first of the five allowed time extension requests, which would extend the expiration date to March 15, 2025. If this first extension is approved, the applicant would have four more one-year time extensions available before the tentative map would expire.

3. Neighborhood Comments

No public comments have been received as of the writing of this report.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

This one-year extension request has not been reviewed by any additional review authorities.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The proposed tentative map was reviewed in compliance with the California Environmental Quality Act (CEQA), and pursuant to CEQA Guidelines Section 15164, an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) was prepared. The City Council adopted the addendum on March 15, 2022.

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 addendum. Therefore, further environmental review is not 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.

LEVINE ACT

This project is subject to the Levine Act (Gov. Code Section 84308) which prohibits city officials from participating in certain decisions regarding licenses, permits, and other entitlements for use if the official has received a campaign contribution of more than \$250 from a party, participant, or agent of a party or participant in the previous 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. Please see the attached Disclosure Form for information on individuals interested in the proposed land use action and any monetary contributions to city officials For more information see the FPPC website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

ISSUES

None.

ATTACHMENTS

Attachment 1	Disclosure Form
Attachment 2	Location Map
Attachment 3	Approved Tentative Map
Attachment 4	Addendum to Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report (SCH No. 2016012030) and

	Environmental Conditions of Approval dated November 2021
Attachment 5	Signed PC Resolution No. 12078 – Addendum
Attachment 6	Signed PC Resolution No. 12079 – Tentative Parcel Map
Attachment 7	Signed CC Resolution RES-2022-051 – Addendum and Tentative Parcel Map
Resolution	

CONTACT

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