

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**AUGUST 8, 2024**

**PROJECT TITLE**

Stonebridge Subdivision

**APPLICANT**

Jacqueline Chan, D.R. Horton BAY Inc.

**ADDRESS/LOCATION**

San Ramon, CA

**PROPERTY OWNER**

Same as applicant

**ASSESSOR'S PARCEL NUMBER**

034-030-103

**FILE NUMBERS**

CUP24-005

**APPLICATION DATES**

February 6, 2024

**APPLICATION COMPLETION DATES**

July 2, 2024

**REQUESTED ENTITLEMENTS**

Conditional Use Permit

**FURTHER ACTIONS REQUIRED**

None

**PROJECT SITE ZONING**

PD 04-007

**GENERAL PLAN DESIGNATION**

Low Density Residential

**PROJECT PLANNER**

Susie Murray

**RECOMMENDATION**

Approval

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING  
COMMISSION  
FROM: MIKE JANUSEK, CONTRACT PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT  
SUBJECT: STONEBRIDGE SUBDIVISION – CUP MODIFICATION

AGENDA ACTION: ONE RESOLUTION

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission approve a modification to the Conditional Use Permit for the small lot subdivision to allow reduced setbacks to 21 lots, 20 of which will accommodate a single-story floor plan and one for unique lot constraints for the Stonebridge Subdivision at 2220 Fulton Road, Assessor's Parcel Number 034-030-103.

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BACKGROUND

1. Project Description

On December 8, 2022, the Planning Commission approved an addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, a Conditional Use Permit (CUP) for a small lot subdivision, and a Tentative Map accommodating 108 residential lots, Parcels A, B and C for landscaping, and Parcel D for the Stonebridge Preserve for the Stonebridge Subdivision at 2220 Fulton Road (Resolution Nos. PC-2022-034 through PC-2022-036).

The current application proposes a modification to the approved CUP for a small lot subdivision to allow reduced setbacks (see Table 1 below).

**TABLE 1 – SETBACK REDUCTION REQUESTS**

<b>Number of Lots</b>	<b>Setback Reductions Requested</b>	<b>Constraint</b>
7 Lots (Lots 6*, 7, 40, 48, 59, 80, and 92)	Reduced Rear Setback by 4' (From 15' to 11') *by 5' on Lot 6	To accommodate a single-story floor plan "Plan 1342"
13 Lots (Lots 16, 27, 42, 43, 53, 56, 66, 75, 83, 85, 89, 94, and 95)	Reduced Garage Setback by 3' (From 19' to 16'), & Reduced Rear Setback by 1' (From 15' to 14')	To accommodate a single-story floor plan "Plan 1342"
1 Lot (Lot 47)	Reduced Garage Setback by 6' (From 19' to 13')	To accommodate approved 2-story architectural substitution "Plan 1705" on irregularly sized lot constrained by PUE and side setback

The proposed setback reductions on selected lots (20 out of 108) would accommodate a single-story plan into the project. By introducing a single-story floor plan, the project will provide more diversity in housing type that will meet the diverse housing needs of Santa Rose residents. Lot sizes from the previous entitlements were designed to accommodate two-story homes only. A reduced garage setback is also requested for Lot 47 due to unique lot configuration including an irregularly sized lot with a PUE. Overall, 34 individual setback reductions are requested across 21 lots as detailed in Table 1 and Attachment 4.

The Planning Commission is being asked to take the following action:

- Approve a modification to the approved Conditional Use Permit (CUP) for a small lot subdivision to allow reduced setbacks to 20 lots to accommodate a single-story home model and to Lot 47 for unique lot constraints.

Note that staff's analysis focused only on the area of change. A complete analysis of the approved Stonebridge Subdivision can be found in Attachment 5, which includes the staff report, resolutions and meeting minutes from the December 8, 2022, Planning Commission meeting.

2. Surrounding Land Uses, Zoning and current development for surrounding areas

North: Low Density Residential (2-8 units per acre); PD04-004 (residential planned development); currently constructed with small lot single-family residential development and open space with wetlands.

South: Medium Low Density Residential (8-13 units per acre) and Low Density Residential; PD04-006 (residential planned development) and R-1-6

(single-family residential); currently constructed with small lot residential development, predominantly single-family.

East: Low Density Residential; R-1-6; two parcels of which one parcel is underdeveloped with one single family residence and associated out buildings, and the other is vacant.

West: Stony Point Road, the City Limit, and the Urban Growth Boundary; currently developed with low density residential uses.

3. Existing Land Use – Project Site

The previous approval addressed the entire 28.6-acre site, which consists mostly of undeveloped land with one existing single-family home and accessory outbuildings on the southwest corner of the site.

4. Project History

On May 27, 2021, the Planning Commission approved the Stonebridge Subdivision, which included the adoption of an Initial Study/Mitigated Negative Declaration (Attachment 6), and approval of a CUP for a small lot subdivision and a Tentative Map to subdivide at 28.6-acre property into 105 residential lots and three lettered parcels.

On December 8, 2022, the Planning Commission approved an addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration, a new Conditional Use Permit (CUP) for a small lot subdivision, and a new Tentative Map accommodating 108 residential lots, Parcels A, B and C for landscaping, and Parcel D for the Stonebridge Preserve the Stonebridge Subdivision at 2220 Fulton Road. Comments and concerns raised by members of the public included dust and noise during periods of construction, the status of Jack London Park, and back-on landscaping along Fulton Road,

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Low Density Residential which is intended primarily for single-family residential development, although other uses are permitted, and allows residential development at a density of 2-8 units per acre. The approved project, which designated approximately half of the land and a preserve, was approved at a density of 3.77 units per acre, which is within the allowable density. No changes to the Tentative Map are.

2. Other Applicable Plans

Not applicable.

3. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City. The project site is within a residential planned development zoning district, which is consistent with the General Plan land use designation.

Pursuant to Zoning Code Section 20-42.140F.4, the applicant may propose, and the review authority may approve, different setbacks than those mentioned in the small lot subdivision development standards, if the review authority determines that the alternative approach is more appropriate to the characteristics of the site and surroundings.

Zoning Code [Section 20-52.060](#) authorizes the Zoning Administrator to approve changes to an approved site plan, architecture, or the nature of the approved land use where the Zoning Administrator first finds that the changes:

- Are consistent with all applicable provisions of this Zoning Code;
- Do not involve a feature of the project that was a basis for findings in a negative declaration or environmental impact report for the project;
- Do not involve a feature of the project that was specifically addressed or was a basis for conditions of approval for the project or that was a specific consideration by the review authority (i.e., the Commission or Council) in the project approval; and
- Do not result in an expansion of the land use and/or activity.

Because the requested reductions in setbacks exceed that allowed in Section 20-42.140(F), the matter is being referred to the Planning Commission.

As shown on the draft resolutions provided, staff's analysis has concluded that all required finding can be met.

4. Public Comments

No new public comments have been received as of the date this staff report was written.

5. Public Improvements

Fulton Road will be improved as a Boulevard along the entire project frontage,

with a bike lane, a median, an 8-foot planter strip, and a 6-foot sidewalk. The project will also install a complete circulation system throughout its residentially developed area. A comprehensive list of improvements can be found in the attached Development Advisory Committee (DAC) Report, dated October 25, 2022, included in Attachment 7 to this staff report.

### FISCAL IMPACT

Approval of the Project will not have an impact on the General Fund.

### ENVIRONMENTAL IMPACT

The project has been found in compliance with the California Environmental Quality Act (CEQA). On May 27, 2022, the Planning Commission adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the Stonebridge Subdivision. A Notice of Determination (NOD) was filed with Sonoma County and no legal challenges to the adequacy of the Final IS/MND were received. An Addendum to the IS/MND (Addendum), was adopted by Planning Commission on December 8, 2022. Because the modifications involve shifting 21 homes 3-4 feet in either direction, no new impacts are anticipated. As such, no additional environmental review is required.

### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

### PUBLIC NOTIFICATION

The project was noticed as a public hearing pursuant the requirements of Chapter 20-66 of the Zoning Code. A Notice of Public Hearing (Notice) was provided by posting an onsite sign, publishing a Notice in the Press Democrat, mailing a Notice to surrounding property owners and occupants within 600 feet of the project site, sending an electronic Notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, posting a Notice on the bulletin board at City Hall, and posting a Notice 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

No new issues were identified as a result of project revisions. There are no unresolved issues.

### ATTACHMENTS

## STONEBRIDGE SUBDIVISION – CUP MODIFICATION

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- Attachment 1: Disclosure Form
  - Attachment 2: Location and Neighborhood Context Map
  - Attachment 3: Project Narrative, provided by applicant, received on June 27, 2024
  - Attachment 4: Setback Reduction Exhibit, prepared by Civil Design Consultants, date received on February 6, 2024
  - Attachment 5: December 8, 2022, Planning Commission Resolutions, Staff Report, and Meeting Minutes
  - Attachment 6: IS-MND with MMRP, adopted by Planning Commission May 27, 2021
  - Attachment 7: October 25, 2022 DAC Report
- Resolution 1: Conditional Use Permit

### CONTACT

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