

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
September 12, 2024

PROJECT TITLE

Cherry Ranch First Time Extension

APPLICANT

John Cappiello, 1480 Guerneville Rd LP

ADDRESS/LOCATION

930 Fresno Avenue

PROPERTY OWNER

1480 Guerneville Rd LP

ASSESSOR'S PARCEL NUMBER

035-101-004

FILE NUMBER

EXT24-0006

APPLICATION DATE

May 13, 2024

APPLICATION COMPLETION DATE

June 13, 2024

REQUESTED ENTITLEMENTS

Tentative Map Time Extension

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

R-1-6 (Single-Family Residential)

GENERAL PLAN DESIGNATION

Medium Low-Density Residential

(8-13 du/ac)

PROJECT PLANNER

Kristinae Toomians

RECOMMENDATION

Approval

Agenda Item #11.1
For Planning Commission Meeting of: September 12, 2024

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: CHERRY RANCH FIRST TIME EXTENSION
AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the first one-year time extension for the Cherry Ranch Tentative Map, a 67-unit, small lot subdivision, located at 930 Fresno Avenue, Assessor's Parcel Number 035-101-004, with associated road improvements.

EXECUTIVE SUMMARY

On June 9, 2022, the Planning Commission approved the Cherry Ranch Subdivision (Project), which included a Conditional Use Permit and Tentative Parcel Map to subdivide a 6.87-acre parcel into 67 residential small lots. The initial project approval was for a period of two years, with an expiration date of June 9, 2024. Pursuant to Zoning Code [§20-54.050.B.](#), the Director of Planning and Economic Development will act on the associated Conditional Use Permit extensions, if the Planning Commission acts to approve the tentative map extension request. On May 13, 2024, prior to the expiration of the Cherry Ranch Subdivision Tentative Map and associated entitlements, the subject timely time extension application was submitted to the Planning and Economic Development Department, requesting to extend the expiration of the Project. The project remains consistent with the City's General Plan and Zoning Code. The CEQA document adopted for the project on June 9, 2022 remains valid and no substantial changes have occurred which would warrant further CEQA review

The developer is requesting the first of five potential one-year discretionary time extensions to record the Cherry Ranch Final Map. Approval of the requested extension would allow the developer until June 9, 2025 to record the Final Map.

BACKGROUND

1. Project Description

The project involves the subdivision of a 6.87-acre parcel into 40 single-family attached dwellings and 27 single-family detached dwellings, for a total of 67 dwelling units.

Approval of the Time Extension would extend the deadline to file the Final Map until June 9, 2025. A Time Extension of the companion application(s) is also requested, which requires a director-level approval. Should the Planning Commission grant the extension of time for the Tentative Map, a similar extension of time will be granted for the companion applications.

2. Surrounding Land Uses

North: Rural Residential

South: Vacant, former airstrip

East: Vacant, former airstrip

West: Fresno Avenue, Rural Residential, Low Density Residential

3. Existing Land Use – Project Site

The 6.87-acre site consists of undeveloped land that was previously operated as a livestock auction yard.

4. Project History

May 16, 2006	Southwest Area Projects Subsequent EIR certified by City Council
November 7, 2006	City Council approved a rezoning from RR-40 to R-1-PD, adopted the Cherry Ranch Policy Statement, and approved a Development Plan for the Cherry Ranch project consisting of 39 single family detached units and 39 ADUs.
July 31, 2019	A Pre-Application Neighborhood Meeting was held for the Cherry Ranch project, which proposed 83 residential units across single-family detached dwellings and multi-family apartments.
August 20, 2020	The Design Review Board reviewed a conceptual design for Cherry Ranch project, which was reduced to 67 residential units across single-family detached dwellings.

June 9, 2022	The Planning Commission approved a Minor Conditional Use Permit for a Small Lot Subdivision and a Tentative Map for the Cherry Ranch Subdivision
September 1, 2022	The Zoning Administrator approved Minor Design Review for the 62 single-family attached dwelling units.
November 16, 2023	The Zoning Administrator approved architectural design changes, as well as a modified site layout that changed 22 lots from single-family attached to single-family detached. This change resulted in a final unit breakdown of 40 single-family attached dwellings and 27 single-family detached dwellings.
May 13, 2024	Applicant submitted a one-year time extension application to extend the life of the tentative map.

PRIOR CITY COUNCIL REVIEW

See Project History in previous section.

ANALYSIS

1. [Santa Rosa General Plan 2035](#)

When the Project was approved, the General Plan land use designation for the site was Medium Low Density Residential (8-13 units/acre). The project remains consistent with the City's General Plan and Zoning Code. The parcels in the project's vicinity are primarily Low Density Residential, with Low Density/Open Space and Open Space to the east and Retail & Business Services at the corner of Fresno Avenue and Sebastopol Road. There have been no changes to the surrounding land use designations. The approved project will provide housing at a density of 9.75 units per acre, which is consistent with the General Plan density range.

2. [Zoning](#)

The site is within the R-1-6 (Single-Family Residential) zoning district which is intended for low to medium density residential development. The existing zoning is consistent with the General Plan land use designations. On June 9, 2022, the Planning Commission approved a Minor Conditional Use Permit to allow a Residential Small Lot Subdivision, pursuant to [20-42.140](#). The project site is located in the Sebastopol Road Priority Development Area (PDA), which reduces the permitting requirement for Small Lot Subdivisions from a Major Conditional

Use Permit to a Minor Conditional Use Permit pursuant to Zoning Code Section [20-16.060](#).

Pursuant to [City Code Section 20.54.050\(A\)\(2\)](#), all approved project entitlements, shall remain effective concurrent with the period of time the Tentative Map is in effect. If an extension of time is requested for the associated Tentative Map, a similar extension of time for all associated entitlements is required. Should the Planning Commission grant the extension of time, the applicant will apply for Director-level approval for the Project's companion applications.

3. Design Guidelines

On September 1, 2022, the Zoning Administrator approved Final Design Review for the original 62 single-family attached dwellings.

On November 16, 2023, the Zoning Administrator approved modifications of architecture, materials, and site layout that changed 22 lots from single-family attached to single-family detached, resulting in a final unit breakdown of 40 single-family attached dwellings and 27 single-family detached dwellings.

Single-family detached units are exempt from Design Review.

4. Neighborhood Comments

As of the time of this writing, no comments have been received in relation to the proposed Time Extension.

5. Public Improvements/On-Site Improvements

Fresno Avenue shall be dedicated and improved as a "Modified Boulevard Street" to "City Street Standard No. 200I" along the entire project frontage. Half-street improvements shall consist of a 10 feet wide left/right turn lane, 1-11 feet wide travel lane, a 5-feet wide, class 2 bike lane, an 8 feet wide parking lane, a concrete curb and gutter, an 8-feet wide planter strip/bioswale and 5-feet wide sidewalk, with a 10.5-feet wide Public Utility Easement (PUE), and sidewalk access easement behind the Right of Way (ROW) line. The complete half street width of 41 feet wide ROW along Fresno Avenue shall be dedicated and frontage improvements constructed with public improvement plans for this development.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Cherry Ranch Subdivision Addendum to the Southwest Area Projects Subsequent Environmental Impact Report was prepared in compliance with CEQA Guidelines Section 15164 and was adopted by the Planning Commission at its June 9, 2022, meeting. The Addendum concluded that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those identified in the previously certified EIR for the Southwest Area Projects, and therefore, no additional environmental review is necessary.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

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

NOTIFICATION

This item 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 tenants within 600 feet of the project site, 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. For more information see the FPPC website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

ISSUES

There are no unresolved issues identified with this project.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Neighborhood Context Map
- Attachment 3: Site Analysis Map
- Attachment 4: Approved Tentative Map, prepared by Civil Design Consultants, Inc, dated July 26, 2021

CHERRY RANCH FIRST TIME EXTENSION
PAGE 7 OF 7

- Attachment 5: Addendum and MMRP Resolution PC-2022-010, adopted June 9, 2021
- Attachment 6: Minor Use Permit Resolution PC-2022-011, approved June 9, 2021
- Attachment 7: Approved Tentative Map Resolution PC-2022-012, approved June 9, 2021
- Attachment 8: Approved Site Plan Modifications Plan, approved November 16, 2023
- Attachment 9: Approved Site Plan Modifications Resolutions ZA-2023-056, approved November 16, 2023
- Resolution: Time Extension

CONTACT

Kristinae Toomians, Senior Planner | ktoomians@srcity.org | (707) 543-4692