

Meadow Creek Townhomes

Project Consistency with Roseland Area/Sebastopol Road Specific Plan

PRJ22-011 (MAJ23-002, DR23-010, CUP23-020)

4/30/24

The Meadow Creek Townhomes project proposal consists of 62 townhomes on a 4.75 acre site located along the southern boundary of the Specific Plan area on a medium density residential zoned parcel. The density proposed is about 13 units/acre which lies in the mid-range of the zoning designation. (8-18 units/acre)

The Roseland Area/Sebastopol Road Specific Plan was adopted in 2016 with a stated purpose as follows:

To support a unified, vital, healthy, and livable community supporting walkable, bikeable, and transit-rich neighborhoods by increasing the number and proximity of residents to amenities, schools, parks, and jobs.

The design of the community meets all of those objectives. I will go down through a list of Specific Plan Goals to point out the positive characteristics of the design that meet the Plan objectives:

General Plan Goal LUL-A – *Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and material consumption while promoting greenhouse gas reductions.*

The project design and location maximizes density of attached housing units in a location designated for such housing types. The location is adjacent to a public high school, a city wide creek trail, and regional bus lines that are available on Bellevue Avenue. The project's residents will have easy walkability to schools and to public transportation and open space recreation trail systems.

GP Policy H-C-6 – *Facilitate higher density and affordable housing development in Priority Development Areas which include sites located near the rail transit corridor and on regional arterial streets for convenient access to bus and rail transit.*

The project is a higher density residential neighborhood that is planned to be market rate but at the low end of the for sale market with small townhomes priced in an affordable price range for Santa Rosa. The project is walkable to local schools and regional bus stops.

GP Goal T-B- *Provide a safe, efficient, free flowing circulation system*

The project design consists of roadways and alleyways in a grid like pattern consistent with other nearby neighborhoods. The circulation is safe and free flowing for residents but because of density and safety concerns, the interior streets are not connected to other neighborhoods. Pedestrian access through and around the project site is good.

GP Goal T-J – Provide attractive and safe streets for pedestrians and bicyclists

The project design provides for safety with short interior streets and ample sidewalks that will not encourage high speeds, which will make for safe pedestrian and bicycle travel.

GP Policy UD-G- Locate higher density residential uses adjacent to transit facilities, shopping, and employment centers and link these areas with bicycle and pedestrian paths.

This high density project is located adjacent to a public high school and to the regional bus network that is available on Bellevue Avenue. It is also adjacent to the Colgan Creek Trail.

Other Policy Goals of the Specific Plan:

1. *Provide opportunities for physical activity.* The project has two interior park spaces with play areas as well as a significant sidewalk network that is connected to the Colgan Creek trail. Recreational facilities exist also at the neighboring high school.
2. *Expand access to parks and the natural environment.* The project has ample interior park space and open space corridors within the project and is adjacent to the Colgan Creek Trail.
3. *Maintain access to affordable housing.* The project consists of 62 small to medium sized townhomes that will be sold at the lower end of the for sale housing market in Santa Rosa. Additionally the project will be paying affordable housing in lieu fees.
4. *Enhance pedestrian, bicycle, and transit connections throughout the project area.* The project is designed with significant walkways and access to neighboring walkways and paths. While the south and east sides are fenced off for safety, the west side is accessible by the public and community residents will have access gates. Other nonresidents will be able to walk around the project site via the Colgan Creek Trail and Flapjack Way.
5. *Provide community gathering spaces and recreational opportunities.* The project has two interior parks with community gathering features such as seating areas, BBQs and playfields.
6. *Maintain the character of residential neighborhoods and preserve natural areas.* The project is adjacent to the Colgan Creek Trail and preserve. The project's architecture is designed to be consistent with surrounding neighborhoods in style and character.
7. *Respect adjacent neighborhoods with complementary urban form and urban design characteristics.* The project is located in an entirely residential part of the specific plan area, with the exception of the high school site. Some of the other properties have recently been developed with some lower density for sale single family residential homes and some higher density rental townhomes. This project was designed to be complimentary and consistent with architecture in the area. It also provides a

missing element which is an affordable for sale townhome community. This will further the diversity of housing types in the neighborhood.

Goal R-1 – *Encourage the development of attractive residential neighborhoods that maintain and enhance the diverse character of the Roseland Area*

The project is located in an entirely residential part of the specific plan area, with exception to the high school site. Some of the other properties have recently been developed with some lower density for sale single family residential homes and some higher density rental townhomes. This project was designed to be complimentary and consistent with architecture in the area. It also provides a missing element which is an affordable for sale townhome community. This will further the diversity of housing types in the neighborhood. This also is the only project in the area to include interior park and open spaces that will be maintained by a homeowners association.

Goal AH-1 – *Provide a variety of housing types and densities to support a diverse population*

This housing type has not been offered yet in this area of the Plan area. The for sale townhome concept at this density offers a different type of product than what has been developed to the north and east of the site. The neighborhood to the north is a larger lot SFD community that offers housing that is more expensive and less dense. Other neighborhoods to the east offer higher density rental homes and subsidized affordable housing for sale homes. So, with the addition of this housing type there is an expanded diversity of housing types in this area.

Goal AH-2 – *Minimize displacement of existing residents*

This project is being developed on vacant land and is therefore not displacing any residents. Rather it should add 100+ residents to the neighborhood.

Goal PBN-2 – *Ensure pedestrian and bicycle facilities are designed with safety and comfort in mind*

The project has no specific bicycle facilities but has ample walkways, sidewalks, parks, and open space trails plus the Colgan creek trail all right there designed with safety in mind to keep the streets clear and to slow traffic flow. The south and east boundaries of the site are fenced off to provide safety for residents from the creek area and the neighborhood to the east. It is open facing the west toward the high school.

Goal PBN-4 *Ensure safe routes to schools*

The project is located directly across Burgess Ave from the high school so that is easy. Other routes to local schools can be accessed by bus and by public sidewalk

Goal U-1 – *Ensure utilities adequately serve existing and new development in the plan area*

All project utilities are adequate for this project and subsequent adjacent or nearby development. Many of the regional utility lines were built in previous years by neighboring developments. All site improvement features and utilities will comply with city and state requirements and codes



The development is adjacent to Colgan Creek.
Housing will face Colgan Creek and be
visible to the creek area. Access to the Colgan Creek Trail

Date: 5/1/24

City File Number: PRJ22-011 (MAJ23-002, DR23-010, CUP23-020)

Project Name: Meadow Creek Townhomes

Project Title: Meadow Creek Townhomes

Applicant Name: Ryder Homes

Planner Name: Sachnoor Bisla

This page is intentionally left blank.

Explanation

This document is a Consistency Checklist to examine the goals of the proposed projects in the Roseland Area/Sebastopol Road Area and their alignments with the goals and policies of the specific plan. According to Section 15182 of the CA Code of Regulation, certain residential, commercial and mixed-use projects that are consistent with a

with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the Government Code are exempt from CEQA. A residential or mixed-use project, or a project with a floor area ratio of at least 0.75 on commercially-zoned property, including any required subdivision or zoning approvals, is exempt if the project satisfies the following criteria: (1) It is located within a transit priority area as defined in Public Resources Code section 21099(a)(7);(2) It is consistent with a specific plan for which an environmental impact report was certified; and (3) It is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board has accepted the determination that the sustainable communities strategy or the alternative planning strategy would achieve the applicable greenhouse gas emissions reduction targets. Additional environmental review shall not be required for a project described in this subdivision unless one of the events in section 15162 occurs with respect to that project. A challenge to a project described in this subdivision is subject to the statute of limitations periods described in section 15112.

The purpose of the Roseland Area/Sebastopol Road Specific Plan is to support a unified, vital, healthy, and livable Roseland community. The area's designation as a Priority Development Area supports walkable, bikeable, and transit-rich neighborhoods by increasing the number and proximity of residents to amenities, schools, parks, and jobs. The plan aims to do this by improving connectivity, concentrating areas of activity, and enhancing the physical environment. The Specific Plan is intended to guide private development and public investment over the next 20 to 25 years.

This page is intentionally left blank.

Consistency Analysis Checklist

Roseland Area/Sebastopol Road Specific Plan

Goals, Policies, and Guidelines	Consistency Determination	Consistency Analysis
Chapter 3: Land Use & Housing		
Residential Land Use		
Goal R-1: Encourage the development of attractive residential neighborhoods that maintain and enhance the diverse character of the Roseland area.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The development proposed provides an attractive and diverse residential housing choice
Policy R-1.1: Include a variety of housing types near workplaces, schools, parks, stores, and amenities.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The housing proposed is a different type of for sale housing than has been developed in the area
Policy R-1.2: Utilize the Santa Rosa Design Guidelines to ensure that new higher-density development along Hearn Avenue, near the Southside Bus Transfer Center, is attractive and compatible with the surrounding neighborhood.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The design is intended to be compatible with all surrounding neighborhoods
Policy R-1.3: Maintain rural residential character along Burbank Avenue as new development occurs.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation: The development proposed is not close to Burbank Ave
Policy R-1.4: Encourage community pride by promoting beautiful and safe neighborhoods and quality of life.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The design should provide such attributes

Retail Land Use		
GOAL RET-1: Enhance access to goods and services by providing retail uses proximate to all residents.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation:
Policy RET-1.1: Expand local-serving retail and personal services uses to accommodate the daily needs of Roseland area residents, visitors, and employees.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods
Policy RET-1.2: Encourage unique, neighborhood-serving uses in the new shopping center south of Hearn Avenue at Dutton Avenue.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Policy RET-1.3: Encourage small neighborhood stores, such as corner food markets, in residential areas to provide services within walking and bicycling distance. Location of such stores is allowed where they can be economically supported.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
GOAL RET-2: Enhance quality of life by providing community amenities in commercial areas.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation: Not a commercial development
Policy RET-2.1: Provide social gathering places in commercial areas.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

• Policy RET-2.2: Encourage small-scale, local-serving, and active retail uses that encourage walking, browsing, and social interaction.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy RET-2.3: Encourage activity-generating uses along Roseland Creek and Colgan Creek to provide eyes on the creek.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Type text here
• Policy RET-2.4: Enhance public safety through design with adequate lighting and windows facing public areas	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Housing and parking with lighted areas are located adjacent to the creek. Fencing shall not impair visibility.
• Policy RET-2.5: Encourage retail development to provide features of public interest, such as art and water features, which will attract and entertain.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
GOAL RET-3: Retain and encourage businesses that promote Roseland's unique identity.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation: Not a commercial development
• Policy RET-3.1: Preserve the rich cultural uniqueness and sense of place as new development occurs through encouragement of site and architectural design that is unique to the Roseland area.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The development proposed provides an attractive and diverse residential housing choice.

● Policy RET-3.2: Preserve the local character and maintain existing businesses in the plan area by promoting and encouraging locally run businesses, and working with existing businesses to ensure that they remain viable and thrive.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Sebastopol Road Land Use		
GOAL SR-1: Support a vibrant commercial corridor along Sebastopol Road with a mix of uses and activities.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods
● Policy SR-1.1: Promote a mix of land uses and increased development densities to ensure Sebastopol Road is Roseland's commercial core and to encourage pedestrian, bicycle, and transit modes of travel for local trips.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy SR-1.2: Encourage outdoor dining along Sebastopol Road.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy SR-1.3: Provide a place for a community center and a library, social services, a cultural center, an extended education facility, and a youth activities center.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

• Policy SR-1.4: Provide more green spaces along Sebastopol Road in the form of parks, landscaping, and a green streetscape, including the enhancement of the Joe Rodota Trail.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
GOAL SR-2: Encourage local small-scale businesses that celebrate the area's uniqueness.	☐ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods
• Policy SR-2.1 Celebrate the multicultural identity of the area and create a unique sense of place with an international village and marketplace	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy SR-2.2: Maintain affordability for existing small businesses and avoid displacement of existing businesses.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy SR-2.3: Allow for a variety of businesses while remaining oriented to small and local businesses.	☐ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation:
• Policy SR-2.4: Respect the small scale of existing local businesses and avoid "strip mall" type development that lacks character. All new development or redevelopment of retail businesses shall be designed to meet the requirements of the Retail Centers & Commercial Districts section of the Santa Rosa Design Guidelines.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

• Policy SR-2.5: Allow mobile food vendors at off-street locations along Sebastopol Road.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Affordable Housing and Displacement		
GOAL AH-1: Provide a variety of housing types and densities to support a diverse population	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The development proposed provides an attractive and diverse residential housing choice. The housing proposed is a different type of for sale housing than has been developed in the area
• Policy AH-1.1: Promote inclusion of second dwelling units in new and existing single-family neighborhoods to provide a smaller, more affordable housing option.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation: No second units.
• Policy AH-1.2: Encourage new residential development to include a mix of housing types, such as single-family residences with duplexes and triplexes, townhomes, and apartment units, for all income levels.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The proposed project consists of small two story townhomes with two car garages.
• Policy AH-1.3: Encourage the development of quality, well-built, attractive market-rate and below-market-rate housing units that contribute to neighborhood character and quality of life.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project contains many park amenities and green space that create quality of life
• Policy AH-1.4; Encourage the integration of market-rate housing with affordable units at the project level as well as at the neighborhood level to	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The proposed project is market for sale housing at the low end of the market to meet the needs of residents that cannot afford to purchase a single family home

encourage housing for all income levels within the plan area.		
● Policy AH-1.5: Encourage residential development that meets the special needs of population groups including seniors, large and small families, low- and middle-income households, and people of all abilities.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The proposed project is market for sale housing at the low end of the market to meet the needs of residents that cannot afford to purchase a single family
GOAL AH-2: Minimize displacement of existing residents.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The site is currently vacant land so no displacement of residents
● Policy AH-2.1: Continue to engage the community in developing new and refining existing affordable housing and anti-displacement strategies	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project is adding 100+ new residents with zero displacement
● Policy AH-2.2: Continue to preserve existing affordable housing in order to prevent displacement in the plan area, and identify funds to preserve units at risk of converting to market rate.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The does not displace affordable housing and will pay in-lieu housing fees to encourage more affordable housing development
● Policy AH-2.3: Utilize economic development strategies, such as local hiring programs, job training, and promoting cultural identity, to strengthen the local community and prevent displacement of existing residents.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy AH-2.4: Provide outreach and education to existing homeowners, and offer resources and information to allow continued residence in their homes.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

● Policy AH-2.5: Provide homebuyer assistance programs including a first-time homebuyer down payment assistance program, the CalHFA loan program, and the Mortgage Credit Certificate Program to residents in the plan area.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Access to Healthy Food		
GOAL HF-1: Promote convenient access to healthy foods, goods, and services for all residents in the plan area.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy HF-1.1: Work with and support the Sonoma County Department of Health Services with incentives and programs to attract and expand businesses that support healthy living.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy HF-1.2: Support the Sonoma County Department of Health Services to host, sponsor, and/or organize public health events such as health fairs, senior fairs, youth fitness programs, farmers' markets, and workshops.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy HF-1.3: Support location/operation of healthy food purveyors such as full-service grocery stores, ethnic food markets, farm stands, community gardens, edible schoolyards, and farmers' markets.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods

● Policy HF-1.4: Support the Sonoma County Department of Health Services program to encourage convenience stores, supermarkets, liquor stores, and neighborhood and ethnic markets to carry fresh produce.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: ☐
● Policy HF-1.5: Support development of small-scale neighborhood nodes that provide a range of neighborhoods serving retail, public amenities, and services to residents within walking distance of their homes.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods.
Economic Development		
GOAL ED-1: Promote economic activity that creates jobs and supports local businesses.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project will temporarily employ hundreds of construction workers to complete the project.
● Policy ED-1.1: Encourage job creation in the plan area, and enhance connections to allow Roseland residents to walk or bike to work within and outside the plan area.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods
● Policy ED-1.2: Encourage local-serving retail, especially on Sebastopol Road.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods
● Policy ED-1.3: Continue to support existing businesses and future entrepreneurial opportunities along Sebastopol Road.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods

• Policy ED-1.4: Allow continued use and building re-occupancy of existing nonconforming businesses north of Sebastopol Road until such businesses are ready to relocate.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy ED-1.5: Support the expansion of existing businesses and the creation of new business opportunities in the light industrial area, which is important to the region's economic vitality.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods
• Policy ED-1.6: Support the existing businesses and the creation of new business and job opportunities in the Auto Row area in the southeast portion of the plan area.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy ED-1.7: Encourage property owners to seek innovative solutions to resolve soil and ground water contamination in the plan area, including seeking grants or partnering with other entities.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Chapter 4: Circulation		
Roadway Network		
GOAL RN-1: Improve connectivity and traffic flow.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project will provide private streets in the same grid pattern as the the neighborhood and will enhance portions of existing streets Burgess Drive and Common Way. Traffic impact fees paid will go to other improvements nearby
• Policy RN-1.1: Improve connections by creating new streets or extensions of existing streets, as identified in Figure 4-1 and Table 4-1.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Using existing streets and finishing the Common Way extension

● Policy RN-1.2: Require dedication of right-of-way and related street improvements or new streets as identified in the Circulation Plan when properties develop.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project will enhance and widen the right of way along Burgess Drive, which is directly across from Elsie Allen High School thus providing safer pedestrian and vehicle access and movement
● Policy RN-1.3: Enhance existing intersections along major arterials to improve traffic flow through use of coordinated or adaptive signal timing and/or dedicated turn pockets, as identified in Table 4-2.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Traffic fees paid will support improvements to local intersections
● Policy RN-1.4: Implement coordinated or adaptive signal timing along arterials to improve traffic flow, using intelligent transportation systems (ITS) strategies rather than roadway widening to maximize roadway efficiency, minimize congestion, and reduce greenhouse gas emissions.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy RN-1.5: Support the planned construction of a new US Highway 101 overpass at Bellevue Avenue and a widened overpass at Hearn Avenue to improve east–west multimodal connectivity to and from the Roseland area.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Demand for such improvements will be enhanced by the additional residents to the area.
GOAL RN-2: Enhance Sebastopol Road as a vibrant and multimodal corridor	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The addition of residential units to the area will provide more demand for local services and retail goods

• Policy RN-2.1: Create a lush and colorful landscaped ambiance along Sebastopol Road through the use of broader sidewalks, landscaped medians, historic-style street lamps, shade trees, flowers, and bike lanes.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy RN-2.2: Design a raised roadway median to balance the need for access to businesses while enhancing pedestrian safety and the streetscape environment.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy RN-2.3: Design Sebastopol Road as a focal gathering point and pedestrian-oriented main street.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy RN-2.4: Increase transit service along Sebastopol Road to provide bus service every 15 minutes.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
GOAL RN-3: Maintain the livability and character of Hearn Avenue while balancing the need to ease traffic congestion.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy RN-3.1: Prioritize and secure funding for the planned widening of the Hearn Avenue overcrossing and associated interchange improvements	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

to relieve existing congestion and improve multimodal connectivity.		
● Policy RN-3.2: Include transit facilities and amenities along Hearn Avenue to support frequent transit service.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy RN-3.3: Ensure convenient pedestrian and bicycle connections to and from the bus transfer center with new linked bike lanes and paths, as shown on the Pedestrian and Bicycle Network map (Figure 4-3).	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All project sidewalks and bike access will be connected to the local network of paths to make pedestrian and bike access easy to bus stops
GOAL RN-4: Maintain the rural quality of Burbank Avenue.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy RN-4.1: Implement the new street design in order to balance new improvements with the existing rural character along Burbank Avenue.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy RN-4.2: Balance the desire to maintain rural character with pedestrian and bicycle safety along Burbank Avenue.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
GOAL RN-5: Ensure roadways, paths, and parking are designed to be accessible to all users.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Roadways paths and parking is all accessible to all along the western boundary along Burgess Dr.. Parking within the project is designed to be for residents only. Residents will have access to streets paths in all directions.
● Policy RN-5.1: Ensure all paths, streets, and crossings are designed to be safely accessed by all users, in	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All paths and crossings will be ADA compliant

accordance with the Americans with Disabilities Act (ADA).		
• Policy RN-5.2: Consider providing accessible on-street parking spaces along major commercial corridors such as Sebastopol Road.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy RN-5.3: Ensure proper connectivity and accessible pathways to and from transit stops and amenities since transit riders typically start and end trips as pedestrians.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Easy accessible pathways are available to the bust stop on Bellevue Ave
Pedestrian and Bicycle Network		
GOAL PBN-1: Establish a complete network of paths for pedestrians and bicyclists to conveniently navigate through the plan area and beyond.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project provides a network of sidewalks that connect to public sidewalks on Burgess Drive and Common Way as well as the Colgan Creek Trail. No specific bike trails are provided.
• Policy PBN-1.1: Ensure convenient opportunities to walk and bike to daily destinations.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project provides a network of sidewalks that connect to public sidewalks on Burgess Drive and Common Way as well as the Colgan Creek Trail. No specific bike trails are provided.
• Policy PBN-1.2: Design streets to safely serve and accommodate all travel modes and users.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project consists of private streets that are designed to be a slow traffic zone for vehicles and bicycles
• Policy PBN-1.3: Identify gaps and build sidewalks to complete the pedestrian network in neighborhoods	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project connects sidewalks from Burgess Dr to those on Common Way.
• Policy PBN-1.4: Develop a system to prioritize bicycle and pedestrian	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

improvements for future funding opportunities.		
• Policy PBN-1.5: Require dedication of right-of-way for improvements and/or expansion of pedestrian and bicycle facilities where insufficient right-of-way currently exists.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: : Right of way will be dedicated and improved along Burgess Dr and Common Way and will enhance pedestrian and bicycle movement
• Policy PBN-1.6: Develop and install wayfinding signage to the downtown Sonoma-Marín Area Rail Transit (SMART) station, SMART multi-use path, Sebastopol Road commercial district, and other key destinations. Wayfinding should be designed to help create a sense of place and strengthen project area identity.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
GOAL PBN-2: Ensure pedestrian and bicycle facilities are designed with safety and comfort in mind.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: : All sidewalks and paths are designed to current safety and accessibility standards
• Policy PBN-2.1: Provide pedestrian and bicycle amenities such as directional signs, benches, drinking fountains, etc., in high travel locations to serve the recreational and travel needs of residents and visitors.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy PBN-2.2: Implement streetscape improvements resulting in attractive, functional streets with overall enhanced access, lighting, and safety for pedestrians, bicyclists, transit users, and motorists.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Right of way will be dedicated and improved along Burgess Dr and Common Way and will enhance pedestrian and bicycle movement. Streetscape will be enhanced with street tree planting, landscaped sections, and lighting as required by city.

● Policy PBN-2.3: Install high-visibility crosswalk markings and signage in areas with high pedestrian activity.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All sidewalks and paths are designed to current safety and accessibility standards
● Policy PBN-2.4: Enhance safety at the Joe Rodota Trail crossing of Stony Point Road by eliminating the free-flow right-turn island at the SR 12 eastbound ramps intersection, using curb extensions to reduce crossing distances where possible, and implementing pedestrian- and bicycle-friendly signal timing strategies.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy PBN-2.5: Ensure that pedestrian and bicyclist safety and convenience are maintained where paths and trails cross streets through a variety of measures such as signing, special pavement markings or colors, raised crosswalks, and/or warning lights alerting motorists to the presence of bicyclists and pedestrians at major crossings.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All sidewalks and paths are designed to current safety and accessibility standards
● Policy PBN-2.6: Support bike education events and classes.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy PBN-2.7: Discourage additional vehicular crossings of the Joe Rodota Trail, between Stony Point Road and Olive Street. To the extent possible, all new development and redevelopment shall be designed to utilize existing crossings of the Joe Rodota Trail, at	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

Dutton Avenue, Roseland Avenue or Stony Point Road, or the proposed crossings already identified in the Santa Rosa General Plan 2035 (at the future extension of West Avenue and the proposed street located between Stony Point Road and Hampton Way).		
GOAL PBN-3: Ensure safe pathways along and across the SMART corridor.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Policy PBN-3.1: Coordinate with SMART to ensure safe railway crossings for all users.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Policy PBN-3.2: Consider adding a new bike and pedestrian crossing of the SMART rail corridor between Barham Avenue and Hearn Avenue.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Policy PBN-3.3: Ensure any proposed fencing along the SMART railroad corridor is attractive and does not obstruct visibility to the corridor.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Policy PBN-3.4: Encourage SMART to provide lighting along the railway corridor multi-use path.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
GOAL PBN-4: Ensure safe routes to school.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All schools are accessible via public sidewalk from the project. The high school is located directly across Burgess Dr from the site.
Policy PBN-4.1: Ensure safe routes to school, including safe pedestrian	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All schools are accessible via public sidewalk from the project. The high school is located directly across Burgess Dr from the site.

crossings and clearly marked routes near schools.		
• Policy PBN-4.2: Provide crosswalk enhancements near schools, parks, and high-volume pedestrian areas.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Crosswalks are provided across Burgess Dr to the high school.
• Policy PBN-4.3: Prioritize pedestrian crossing signal timing enhancements at signals around schools to promote safety for pedestrians, including techniques such as early release pedestrian crossing phases (in which pedestrians receive a “walk” signal several seconds before drivers see a green light), dedicated pedestrian phases, and reduced cycle lengths (to minimize wait times).	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All sidewalks and paths are designed to current safety and accessibility standards
Transit		
GOAL T-1: Promote the use, efficiency, safety, reliability, and convenience of public transit in the plan area.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Demand for bus services will increase with the additional housing provided. It is a short and safe walk to the bus stop on Bellevue Ave.
• Policy T-1.1: Provide 11-foot travel lanes on streets with transit service	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy T-1.2: Provide well-lit shelters with benches and bicycle parking at bus stops near schools and shopping areas consistent with CityBus standards for bus stop amenities and accessibility.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy T-1.3: Support increased connectivity and frequency of transit	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: : Increased residents in the area will increase demand for these services

routes serving the Southside Bus Transfer Center, in keeping with the CityBus long-range plan for southwest Santa Rosa service.		
● Policy T-1.4: Ensure that public transit service connects major destinations in the Roseland area, including educational institutions, community facilities, parks, and major commercial corridors, as well as to the downtown and destinations outside of the plan area.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
Chapter 5: Public Services		
Public Facilities		
GOAL PF-1: Provide a variety of outdoor public gathering spaces for visitors and residents of the plan area.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The interior of the project contains a variety of outdoor spaces with two separate park spaces and green space including walking paths. The park spaces contain benches, seating, recreation, and gathering areas. The walkways connect to the Colgan Creek T rail
● Policy PF-1.1: Support the development of a diverse range of parks and recreational opportunities to meet the physical and social needs of the community.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The interior of the project contains a variety of outdoor spaces with two separate park spaces and green space including walking paths. The park spaces contain benches, seating, recreation, and gathering areas. The walkways connect to the Colgan Creek T rail
● Policy PF-1.2: Develop a 4.5-acre neighborhood park at Bellevue Avenue and Dutton Meadow	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project will contribute to regional parks through park fees paid
● Policy PF-1.3: Develop Roseland Creek Community Park, a 19.4-acre community park across from Roseland Creek Elementary School on Burbank Avenue.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project will contribute to regional parks through park fees paid

● Policy PF-1.4: Encourage joint use of park, recreational, and school sites to expand opportunities for physical activity.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project is located adjacent to Elsie Allen High School and residents will have those facilities to enjoy
● Policy PF-1.5: Ensure parks, playgrounds, and neighborhood play spaces are safe, clean, and well lit.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All park facilities are designed to meet current safety and accessibility standards
● Policy PF-1.6: Design parks to be beautiful public amenities accessible to all residents. Ensure design also discourages vandalism, deters crime, and creates a safe and comfortable environment.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All park facilities are designed to meet current safety and accessibility standards
● Policy PF-1.7: Encourage new housing developments to provide privately maintained recreational and community activity spaces.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All designed project park and recreational spaces will be privately maintained by the HOA
● Policy PF-1.8: Encourage the use of transparent fencing along creeks and adjacent to parks to provide “eyes” on these public amenities.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Fencing along the creek edge will be transparent.
● Policy PF-1.9: Encourage youth recreation programs offered by private providers and the City's Recreation and Parks Department.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
● Policy PF-1.10: Partner with the local school district to optimize the joint use of school facilities for evening community educational programs and neighborhood services.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
GOAL PF-2: Provide new social and cultural services and amenities to meet the needs of the plan area and the larger community.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project and its amenities will serve its residents as well as enhance the amenities of the broader neighborhood

• Policy PF-2.1: Encourage new uses, such as a teen center or senior community center, to locate along Hearn Avenue adjacent to Southwest Community Park to create a new and centrally located community focus of civic uses. Encourage residential and senior housing units above ground-uses to provide more opportunities for area residents to live near parks, services, and transit.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Type text here The project provides residential opportunity to live near parks, schools, and local transit.
• Policy PF-2.2: Encourage the location of a pool in southwest Santa Rosa, which would serve plan area residents.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project and additional residents will create demand for additional local facilities and pay impact fees toward such facilities through park fees.
• Policy PF-2.3: Prioritize public investment and improvements for public facilities and amenities that provide significant health and equity benefits.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project and additional residents will create demand for additional local facilities and pay impact fees toward such facilities through park fees.
• Policy PF-2.4: Invest in improvements to public facilities that provide social, economic, and community benefits in underserved neighborhoods, such as educational facilities, parks, playgrounds, libraries, community center, streetscape improvement, and community gardens.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project and additional residents will create demand for additional local facilities and pay impact fees toward such facilities through park and other impact fees.
• Policy PF-2.5: Provide a new library facility to serve residents in the plan area and beyond.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

• Policy PF-2.6: Encourage the Sonoma County Library and the Sonoma County Community Development Commission to develop a new library facility at the Roseland Village Neighborhood Center on Sebastopol Road.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy PF-2.7: Encourage the location of medical services in the plan area to promote access to health and wellbeing services for all residents.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project and additional residents will create demand for additional local facilities and pay impact fees toward such facilities through park and other impact fees.
• Policy PF-2.8: Encourage new cultural facilities, cultural institutions, public art, festivals, and other event programming that brings people together.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project and additional residents will create demand for additional local facilities and pay impact fees toward such facilities through park and other impact fees.
• Policy PF-2.9: Encourage services and programs for those in need, including children, families, seniors, people with disabilities, and low-income or homeless individuals.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: The project and additional residents will create demand for additional local facilities and pay impact fees toward such facilities through park and other impact fees.
GOAL PF-3: Ensure public safety facilities adequately serve existing and new development in the plan area.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy PF-3.1: Provide fire and police services that ensure the safety of plan area residents.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy PF-3.2: Identify location and acquire land for replacement fire station in the plan area.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy PF-3.3: Relocate the fire station currently located on Burbank Avenue to an upgraded facility.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:

Utilities		
GOAL U-1: Ensure utilities adequately serve existing and new development in the plan area.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All utilities have been sized to handle potential development on all parcels in the area
• Policy U-1.1: Upgrade street lighting to meet City standards, promote high visibility, and accommodate all modes of travels.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All street lighting will be designed to city standards
• Policy U-1.2: Provide utility upgrades to ensure water and wastewater services support new development in the area.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Utilities have been designed to handle development of adjacent parcels.
• Policy U-1.3: Provide an area-wide storm drain maintenance program for surveying the existing infrastructure and programming aging infrastructure.	☐ Consistent ☐ Not Consistent ☒ Not Applicable	Explanation:
• Policy U-1.4: Prioritize and secure funding to complete a comprehensive storm drain hydrology and hydraulic analysis to protect areas sensitive to flooding.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: Water fees paid will provide funds for regional studies.
• Policy U-1.5: Underground overhead utilities to enhance visibility for motorists and residents and to minimize risks associated with electrically charged aboveground facilities.	☒ Consistent ☐ Not Consistent ☐ Not Applicable	Explanation: All utilities will be underground.