

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
AUGUST 24, 2023

PROJECT TITLE

Holly Hock – Time Extension

APPLICANT

Hugh Futrell Corporation

ADDRESS/LOCATION

1650 Meda Avenue

PROPERTY OWNER

Meda/Brookwood LLC

ASSESSOR'S PARCEL NUMBER

044-032-006

FILE NUMBER

EXT23-0004

APPLICATION DATE

January 18, 2023

APPLICATION COMPLETION DATE

March 13, 2023

REQUESTED ENTITLEMENTS

Time Extension for Tentative Map

FURTHER ACTIONS REQUIRED

Time Extension for Conditional Use Permit

PROJECT SITE ZONING

R-1-6 (Single-Family Residential)

GENERAL PLAN DESIGNATION

Low-Density Residential

PROJECT PLANNER

Jandon Briscoe

RECOMMENDATION

Approval

For Planning Commission Meeting of: August 24, 2023

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION
FROM: JANDON BRISCOE, CITY PLANNER TRAINEE
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: HOLLY HOCK - 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 Holly Hock Tentative Map to subdivide an approximately two-acre parcel into 16 single-family lots with associated road improvements.

EXECUTIVE SUMMARY

On August 10, 2017, the Planning Commission approved the Holly Hock project, which included a Conditional Use Permit and Tentative Map to subdivide a two-acre area into 16 single-family lots. The project was approved for a period of two years. Since then, the City of Santa Rosa passed two ordinances and the California Legislature passed one bill that extended the expiration date of the Holly Hock Tentative Map and associated entitlements to February 10, 2023.

The project before the Commission is the first of five potential one-year discretionary extensions. Approval of the requested extension would extend the life of the map until February 10, 2024.

BACKGROUND

1. Project Description

The approved project involves the subdivision of a two-acre site into 16 residential lots for detached, single-family homes. The project also includes a Conditional Use Permit for a small lot subdivision, which allows for smaller lot sizes and reduced setbacks.

Approval of the Time Extension would extend the life of the Tentative Map until February 10, 2024. Should the Planning Commission grant the extension of time for the Tentative Map, the Director would review a similar extension of time for the companion Conditional Use Permit application. Pursuant to Zoning Code Section 20-54.050, Time Limits and Extensions, all approved project entitlements shall remain effective concurrent with the period of time the Tentative Map is in effect.

2. Project Timeline

In an email from Hugh Futrell dated June 27, 2023, he provided the following timeline:

“The project (site improvements) is under construction currently, mylars for the final map prepared and plan-checked by Engineering, we anticipate pave-out this summer and map recordation by end of 3Q23.”

3. Surrounding Land Uses

North: Low-Density Residential (2-8 units per acre); Currently undeveloped

South: Low-Density Residential (2-8 units per acre); Currently developed with a single-family residence

East: Low-Density Residential (2-8 units per acre); Currently developed with single-family residences

West: Low-Density Residential (2-8 units per acre); Currently developed with single-family residences

4. Existing Land Use – Project Site

Improvements are currently under construction.

5. Project History

On August 10, 2017, the Planning Commission approved the Holly Hock Subdivision.

On January 18, 2023, an application for Time Extension was submitted to the Planning and Economic Development Department.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

When the Project was approved, the General Plan land use designation for the site was Low-Density Residential, which allows residential development at a density of 2-8 units per acre. There has been no change in the land use designation since that time.

2. Other Applicable Plans

Not applicable.

3. Zoning

The site is within the R-1-6 (Single-family Residential) zoning district, which is consistent with the General Plan land use designation.

Zoning for surrounding properties:

North: Planned Development 96-001

South: Single-Family Residential R-1-6

East: Planned Development 96-001A

West: Single-Family Residential R-1-6

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 Planning and Economic Development Director would consider approval for the associated Conditional Use Permit.

4. Neighborhood Comments

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

5. Public Improvements/On-Site Improvements

The Project is required to improve Meda Avenue as a minor street, to improve

Brookwood Avenue, and to include planter strips along the street. A comprehensive list of required improvements is included within the Planning Commission Resolution No. 11841, attached to this report.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The project was previously determined to be exempt from the California Environmental Quality Act (CEQA) under Section 15332 pertaining to In-Fill Development Projects. Staff determined that the project meets the conditions described in this section as follows:

- A. Section 15183 -The project is consistent with the General Plan for which an Environmental Impact Report (EIR) was prepared. The project is consistent with the R-1-6 zoning. No further environmental review is necessary, for the analysis has confirmed that there are no new environmental effects nor environmental effects that are more severe than those analyzed in the prior EIR.
- B. Section 15332 – The project is exempt from CEQA as In-fill Development based on the following:
 - It is consistent with the General Plan land use designation of Low-Density Residential, which allows development at a density of 2-8 acres per acre; and it complies with the R-1-6 (Single-Family Residential) zoning district requirements.
 - It occurs on a site less than 5 acres within City limits, substantially surrounded by urban uses.
 - The site has no value as habitat for endangered, rare, or threatened species.
 - Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality that were not previously considered in the scope of review of the General Plan EIR.
 - The site can be adequately served by all required utilities and public services.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2).

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

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

There are no project changes, and no issues have been brought in the review of this project.

ATTACHMENTS

- Attachment 1: Disclosure Form
 - Attachment 2: Location Map
 - Attachment 3: Neighborhood Context Map
 - Attachment 4: Planning Commission Resolution No. 11840, dated August 10, 2017
 - Attachment 5: Planning Commission Resolution No. 11841, dated August 10, 2017
 - Attachment 6: Approved Tentative Map and Development Plan, prepared by BKF Engineers, dated December 5, 2016
 - Attachment 7: Staff Report from August 10, 2017, Planning Commission meeting
- Resolution: Time Extension

CONTACT

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