

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
MARCH 28, 2024

PROJECT TITLE

Oakmont Village Association Planned
Development Text Amendment

ADDRESS/LOCATION

Multiple- see PD63-001

ASSESSOR'S PARCEL NUMBER

Multiple- see PD63-001

APPLICATION DATE

May 24, 2023

REQUESTED ENTITLEMENTS

Rezoning (Amendment to Planned
Development Policy Statement)

PROJECT SITE ZONING

PD63-001

PROJECT PLANNER

Sheila Wolski

APPLICANT

Christel Antone, General Manager,
Oakmont Village Association

PROPERTY OWNER

Multiple

FILE NUMBER

REZ23-002

APPLICATION COMPLETION DATE

January 30, 2024

FURTHER ACTIONS REQUIRED

City Council Ordinance

GENERAL PLAN DESIGNATION

Multiple

RECOMMENDATION

Recommend adoption to City Council

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND PLANNING COMMISSIONERS
FROM: SHEILA WOLSKI, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: OAKMONT VILLAGE ASSOCIATION PLANNED DEVELOPMENT
TEXT AMENDMENT
AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that the City Council adopt a Text Amendment to the Planned Development Policy Statement for Oakmont Planned Development (PD63-001) to include updated maps, default to the City's Zoning Code for land use permitting requirements consistent with the associated General Plan land use designation, and establish uses compatible with the Parks & Recreation General Plan land use designation.

EXECUTIVE SUMMARY

The project proposes to amend the Planned Development zone identified as PD63-001 (PD) through a text amendment, as required by Zoning Code section 20-26.060(B). The proposed amendment seeks to remove the current requirement of a Use Permit application for all new uses in the existing PD, and instead follow the regulations for land use permitting requirements based on the parcel's General Plan land use designation and the standard implementing Zoning district. Additionally, the amendment provides a more precise map of the PD and defines the allowed uses on parcels with a General Plan land use designation of 'Parks & Recreation' within the PD.

BACKGROUND

1. Project Description

The Planned Development PD63-001 zoning and Policy Statement was created in 1963 during initial construction of the Oakmont Senior Living Community (Oakmont). Originally, it was zoned Planned Community (PC63-001); however, in 2004, the City eliminated the PC zoning district and reclassified all 'PC' zoning districts to 'PD' Citywide. While PD63-001 does not apply to the entirety of

Oakmont, it covers a large portion of the community (approximately 2,975 parcels).

The current Planned Development (PD) regulates the maximum height limits allowed for buildings, sets minimum lot sizes for residential purposes, and mandates a Use Permit application for all new uses, including accessory uses.

The intent of this amendment is three-fold: 1) to provide a clearer and more precise map of the PD area; 2) to reduce regulatory and financial barriers for compatible uses by defaulting to the Zoning Code for permitting requirements and development standards; and 3) to allow dog parks, community gardens, and sport courts in areas with a General Plan land use designation of Parks and Recreation.

2. Surrounding Land Uses

North: County jurisdiction, including larger agricultural properties

South: County jurisdiction, including Trione-Annadel State Park

East: County jurisdiction, including larger agricultural properties and low density residential

West: Vacant, Medium and Very Low-Density Residential designations

3. Existing Land Use – Project Site

The subject PD consists of approximately 1,130 acres of land. The primary land uses in this PD are very low and low density residential. The majority of properties in this PD are developed with single family homes.

4. Project History

On May 24, 2023, the applicant submitted a Rezoning Application to amend PD63-001.

On January 12, 2024, a combined Notice of Application and Notice of Neighborhood Meeting was mailed to property owners and residents in PD63-001. Refinements to the draft Policy Statement were being made during this time.

On January 26, 2024, a Neighborhood Meeting was held at the Berger Center in Oakmont.

On March 14, 2024, the item was continued to a date uncertain. All noticing was updated and circulated again.

PRIOR CITY COUNCIL REVIEW

Not applicable to this project.

ANALYSIS

1. General Plan

The majority of properties in this PD have a General Plan land use designation of Low Density or Very Low Density Residential. This PD also includes other parcels with General Plan land use designations of Parks & Recreation, Retail/Med Residential, Retail and Business Services, Public/ Institutional, and Office. This amendment would not change the General Plan land use designations of any property.

The following General Plan goals and policies are applicable to the project:

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|----------|--|
| PSF-A | Provide recreational facilities and parks for all sectors of the community. |
| PSF-A-1 | Provide recreation and park facilities and services needed by various segments of the population – including specific age groups, persons with special physical requirements, and groups interested in particular activities — and make these facilities and services easily accessible and affordable to all users. |
| PSF-A-17 | Develop special purpose parks and facilities for each recreation and park planning area throughout the city, including but not limited to multigenerational recreational centers, aquatic centers, education and community service centers and other unique facilities, with priority given to areas experiencing high growth. |
| LUL-J | Maintain the economic vitality of business parks and offices, and Santa Rosa’s roles as a regional employment center. |
| EV-A | Maintain a positive business climate in the community. |
| EV-B-7 | Focus business attraction efforts on filling vacancies in commercial and industrial structures. |

Based on a review of the above goals and policies, it is staff’s position that the proposed amendments to the Policy Statement are consistent with the General Plan Goals and Policies:

- The amendments would provide a more streamlined path for development of recreational activities on parcels designated as ‘Parks & Recreation’ on the General Plan Land Use Diagram.
- By eliminating the Use Permit requirement and deferring to the Zoning Code, this will reduce permitting requirements for uses that would

otherwise be permitted by right on parcels designated office and commercial, and would encourage new, compatible uses to locate in appropriate areas, helping to fill vacancies.

- Allow compatible outdoor recreational uses, including dog parks, community gardens, and sport courts, in areas designated by the General Plan for those types of uses.

The intent of the amendment is to utilize properties' General Plan land use designation to determine land use permit requirements based on the implementing Zoning district. The Zoning Code implements the General Plan, and as such, amending the Policy Statement to create a document that provides a framework to evaluate uses based on the General Plan and Zoning Code creates a Policy Statement that is consistent with the City's General Plan.

2. Zoning

North: Not applicable (County)

South: Not applicable (County)

East: Not applicable (County)

West: R-3-18-SR-RC, PD93-002-RC

The site is currently zoned PD63-001. The proposed project would maintain the PD63-001 zoning designation. The current PD development standards for height, setbacks and lot coverage are largely consistent with the City's Zoning Code. This proposed amendment would eliminate reference to those development standards in the PD Policy Statement and default to the Zoning Code for permitting requirements based on the parcel's General Plan land use designation and the implementing standard Zoning district. Additionally, the project proposes to amend the PD Policy Statement as follows:

- 1) Uses not listed in the amended Policy Statement shall be reviewed for permitting requirements based on the standard Zoning district consistent with the General Plan land use designation.
- 2) Define outdoor recreational uses allowed by right on properties with a 'Parks & Recreation' land use designation, as follows:
 - a. Uses allowed by right (without a Conditional Use Permit):
 - i. Outdoor recreational activities, including sport courts, community gardens, and dog parks would be allowed by right on OVA-owned parcels with a General Plan land use designation of Parks & Recreation.

- 3) Development standards for outdoor recreational uses permitted by right on parcels with a 'Parks & Recreation' land use designation shall default to the implementing Zoning District (OSR), with the exception of setbacks. Zoning Code Table 2-13 requires setbacks to be determined by Conditional Use Permit. In order to implement the goals of the Parks & Recreation land use designation and allow anticipated and compatible recreation uses on these properties, a minimum of 15-foot setbacks shall be established for the front, side, and rear for outdoor recreational activities to include sport courts, community gardens and dog parks.
- 4) Development standards (including maximum height, lot coverage, and setbacks) for all other land use designations shall default to the implementing zoning district.
- 5) Design Review shall apply to new structures and exterior modifications to existing structures, where required by the City of Santa Rosa Zoning Code.

The applicant's proposed Policy Statement would allow for outdoor recreational activities or land uses to be allowed by right on parcels with a General Plan land use designation of 'Parks & Recreation'. While Zoning Code Section 20-26.060(2)(d) requires and allows Planned Developments to provide Policy Statements for subdivision-specific permitted uses, allowable accessory uses, and uses allowed with Conditional Use Permit approval, staff recommends remaining largely consistent with the implementing zoning district. The implementing Zoning District for the 'Parks & Recreation' land use designation is Open Space- Recreation (OSR). While this General Plan land use designation encourages recreational uses ("... land whose primary purpose is recreation", and "... parks land generally designated for single use such as golf courses, heritage museums, botanical gardens and environmental interpretive experiences"), few uses are listed in the OSR land use table. The lack of recreational land uses is likely the result of a majority of 'Parks & Recreation' land use-designated parcels being government-owned and not subject to land use permitting requirements.

There is discretion with PD Policy Statements, as Zoning Code Section 20-26.020(D) states that "The PD district is specifically envisioned as a mechanism to preserve and/or create distinctive, high quality, single or mixed-use development that meets or exceeds the goals of the General Plan... . The PD district is intended to be used only where the other zoning districts established by this Zoning Code cannot achieve these goals." The OSR zoning district is limiting, and the proposed PD Policy Statement could meet or exceed the goals of the General Plan 'Parks & Recreation' land use designation by allowing community gardens, dog parks, and sport courts as outdoor recreational land uses.

As noted above, Design Review, which includes compliance with the California Environmental Quality Act, shall apply to new structures and exterior modifications to existing structures, where required by the Zoning Code.

3. Neighborhood Meeting and General Comments

As of this writing, the following topics regarding this project have been received by the Planning and Economic Development Department:

- Support for defaulting to the Zoning Code for land use permitting and outlining allowed uses in the Parks & Recreation land use designation.
- Support for saving time and money for uses that are deemed compatible.
- Support for the OVA undertaking this project.
- Support for updated maps associated with the PD.
- Concern regarding future OVA improvements, impacts to homeowners' association dues, and OVA transparency/communication with residents.
- Questions regarding required entitlements and/or review for future projects.

Staff Response: Staff provided responses to questions regarding processing various application types. With regard to future improvements and increased dues, staff was made aware that a community planner had been retained to assess the functionality and future needs of the Central Complex Area (6633 Oakmont Drive and 310 White Oak Drive). However, development of this area is not part of this application, nor is any specific development project. While homeowners' association dues and assessments are not regulated by the City, they would be subject to any regulations in the applicable Covenants, Conditions and Restrictions, and State laws.

FISCAL IMPACT

Approval of this action does not have a direct known fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Public Resources Code 21083.3 and CEQA Guidelines Section 15183 state that "projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." The proposed project has been found to be consistent with the Santa Rosa General Plan 2035 and the General Plan 2035 Environmental Impact Report (November 3, 2009, SCH No. 2008092114). Review of the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project and which were not addressed in the General Plan EIR, nor is there any new information that shows that any environmental impacts will be more

significant than as described in that EIR. Any future development subject to discretionary entitlement will require CEQA compliance.

Pursuant to CEQA Guidelines Section 15301, minor alterations, including the addition of up to 10,000 square feet to existing structures, is categorically exempt provided that public services are available to allow for development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

Pursuant to CEQA Guidelines Section 15302, replacement or reconstruction of structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced is categorically exempt.

Pursuant to CEQA Guidelines Section 15303, the construction of new, small facilities or structures or the conversion of existing structures from one use to another where only minor modifications are made in the exterior of the structure are categorically exempt.

Pursuant to CEQA Guidelines Section 15311, construction or replacement of accessory structures accessory to existing facilities is categorically exempt.

Pursuant to CEQA Guidelines Section 15323, the normal operations of existing facilities for public gatherings for which the facility was designed, where there is a past history of the facility being used for the same or similar kind of use is categorically exempt.

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).

NOTIFICATION

A Notice of Application and Notice of Neighborhood Meeting was mailed to all residents in the Planned Development boundary. In advance of the Public Hearing meetings, to meet on-site noticing requirements, the applicants placed Notice of Public Hearing signs at two high traffic locations in Oakmont: Oakmont Drive (heading out to Highway 12) and Pythian Road (heading out to Highway 12). In compliance with the City's Zoning Code Chapter 20-66 Public Hearing Notice requirements, a 1/8-page display advertisement of the notice was published in the Press Democrat. Both the on-site Public Hearing signs and the notice in the Press Democrat included a webpage dedicated to materials on the project: srcity.org/OakmontAmendment

ISSUES

There are no unresolved issues with the project.

ATTACHMENTS

Attachment 1 – Application, including existing PD63-001 Policy Document
Attachment 2 – Location Map

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Attachment 3 – General Plan Map
Attachment 4 – Public Correspondence

Resolution
Exhibit A – Proposed Planned Development 63-001 Amendment

CONTACT

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