

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
AUGUST 10, 2017

PROJECT TITLE

Holly Hock Subdivision

ADDRESS/LOCATION

1650 Meda Avenue

ASSESSOR'S PARCEL NUMBER

044-032-006

APPLICATION DATE

September 8, 2016

REQUESTED ENTITLEMENTS

Conditional Use Permit & Tentative Map

PROJECT SITE ZONING

R-1-6 (Single-family Residential)

PROJECT PLANNER

Susie Murray

APPLICANT

Hugh Futrell Corporation

PROPERTY OWNER

MEDA JBRE LLC

FILE NUMBER

PRJ16-022

APPLICATION COMPLETION DATE

December 13, 2016

FURTHER ACTIONS REQUIRED

None

GENERAL PLAN DESIGNATION

Low Density Residential

RECOMMENDATION

Approval

Agenda Item # 8.1
For Planning Commission Meeting of: August 10, 2017

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR AND MEMBERS OF THE BOARD/COMMISSION
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: HOLLY HOCK SUBDIVISION
AGENDA ACTION: TWO RESOLUTIONS

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission (Commission), by two resolutions, approve a Conditional Use Permit, and a Tentative Map for the Holly Hock Subdivision located at 1650 Meda Avenue.

EXECUTIVE SUMMARY

The Holly Hock Subdivision project (Project) proposes to subdivide a two-acre parcel and construct 16 single-family, detached residences. The applications before the Commission include a Conditional Use Permit (CUP) for a small lot subdivision and a Tentative Map (Map).

BACKGROUND

1. Project Description

The Project proposes to subdivide a vacant two-acre parcel into 16 individual lots and construct detached single family dwellings. The applicant has opted not to provide architectural drawings. The Project has been conditioned accordingly to implement the design regulations pursuant to Zoning Code Section 20-42.140, which are discussed in further detail in the Zoning section of this report.

2. Surrounding Land Uses

North: Low Density Residential (2-8 units per acre); vacant land
South: Low Density Residential; developed with single-family residential uses
East: Low Density Residential; developed with single family residential uses and vacant land
West: Low Density Residential; developed with single-family residential uses

3. Existing Land Use – Project Site

The Project site is currently undeveloped. It is generally flat with little vegetation. There is one significant oak tree located on Lot 2 of the development plan. The project has been conditioned to provide protective measures for the tree through the development process.

4. Project History

On December 14, 2006, the Planning Commission adopted a Mitigated Negative Declaration, approved a Hillside Development Permit and Tentative Map for the Glennview II Subdivision. The subject parcel was one of four parcels included in that project.

On February 27, 2007, the City Council adopted Ordinance No. 3818 reclassifying the subject site to the R-1-6 (Single-family Residential) zoning district.

On August 16, 2016, a Development Review Pre-Application Meeting was held with City staff to provide the applicant with an interdepartmental review of plans for preliminary project design.

On August 31, 2016, a Neighborhood Meeting was held to facilitate the introduction of the proposed subdivision to nearby neighbors. Concerns raised during that meeting are addressed in the Neighborhood Comments section of this report.

On September 8, 2016, Planning and Economic Development received entitlement applications for the Holly Hock subdivision.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for the site is Low Density Residential, which allows development at a density of 2-8 units per acre. Areas with this land use designation are intended for single-family residential development.

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

HOUSING:

H-A Meet the housing needs of all Santa Rosa residents.

LAND USE AND LIVABILITY:

- 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 emission reductions citywide.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.

OPEN SPACE AND CONSERVATION:

- OSC-B Conserve the city's open spaces and significant natural features.

URBAN DESIGN

- UD-F-4 Provide visual interest in building, site, and landscape design that avoids the sense of a monotonous tract development.
- UD-G-6 To promote social interaction, houses in new developments should contain porches, front gardens, and windows overlooking front yards and sidewalks.
- UD-G-7 Ensure that garages do not dominate streetscapes by setting them back from the front of houses, locating them at the rear of the site, accessed by an alleyway, or clustering them on shared driveways.

Staff response:

The Project has been designed to maximize the site's development potential at the maximum allowable density of eight units per acre. The lot layout suggests that future development will orient the front of the homes towards the Holly Hock Place, which runs through the center of the development.

The development site is vacant and is vegetated with mostly with grasses and shrubs. There is one significant oak tree located on Lot 2. Conditions of approval require tree protection measures to ensure the health of the tree throughout the construction process.

The Planning Commission has historically been presented with architectural drawings for small lot subdivisions; however, pursuant to both the Zoning Code Section 20-42.140 and the Conditional Use Permit application submittal

requirements for a small lot subdivision, the applicant is not required to provide proposed architecture. The applicant has opted not to provide architectural drawings. Accordingly, the project has been conditioned consistent with Zoning Code development standards to avoid the sense of monotonous tract development, which is discussed in further detail in the Zoning section of this report.

2. Other Applicable Plans

The Project site is located within the area of the Southeast Area Plan, which was superseded with the adoption of the General Plan 2035.

3. Zoning

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

Pursuant to Zoning Code Sections 20-42.140 (small lot subdivisions) and 20-36 (parking), the project has been conditioned to implement the following development standards:

- Front setback, garage setback, and porch setback lines shall be varied, as shown on Exhibit "A" of Tentative Map, Site Plan for Holly Hock.
- All units shall have a minimum of 400 square feet of private open space with no dimension less than 15 feet.
- A six-foot solid fence shall be constructed along the side and rear property lines for all units. Additional height is optional; however, additional entitlements may be required.
- An outdoor garbage receptacle storage area shall be provided for each dwelling unit. Side yards are acceptable.
- No residential structures shall exceed 35 feet in height.
- Proposed dwellings shall be designed so that:
 - The floor area of a second story is no more than 50 percent of all the roofed first floor area of the dwelling (including covered porch area and an attached garage, but not a detached garage); or
 - 25 percent of the dwelling units in the project shall one-story; or
 - All two-story units have one-story elements.
- All units shall have front porch elements.
- Proposed structures shall not cover more than 65 percent of the lot.
- All front yards shall be landscaped. Landscaping shall be installed prior to

final inspection for building permits. Landscape plans shall be included with plans submitted for building permits.

- A minimum of four floor plans shall be provided to ensure a variety of home sizes, housing types, designs and exterior materials.
- Plans submitted for building permits shall meet parking requirements as specified in Zoning Code Table 3-4.

Staff response:

As designed and conditioned, the project complies with Zoning Code requirements.

4. **Design Guidelines**

The following design guidelines are applicable to a small lot subdivision.

3.1.I.H Encourage single-family projects that promote water efficient landscapes.

3.1 II.D.1 Provide each home with a private yard.

3.1 III.B.1 Provide one story homes or very strong one story elements along each block.

3.1 III.B.3 Include single story elements such as porches, covered entries, and second stories that are set back from the first floor on two story homes. These elements should be varied along the streetscape.

Staff response:

Architectural drawings for the Project have not been submitted. The Project, through conditions of approval and building code requirements, will implement the guidelines shown above.

5. **Historic Preservation Review Standards**

Not applicable

6. **Neighborhood Comments**

On August 31, 2016, a Neighborhood Meeting was held to introduce the Project to nearby residents. Comments addressed concerns about density, impacts to neighboring properties, traffic, public and private improvements, and development standards.

Staff response:

As previously mentioned, the Project is proposed at the maximum allowable density. The Project, as designed and conditioned, will meet development standards including parking, building height and private open space requirements.

The Project has also been conditioned for on- and off-site improvements. To address specific concerns about traffic speeds along Meda Avenue, the Project is required to include bulb-outs along Meda Avenue. Improvements will also address undergrounding of power lines, street lighting, sidewalks, etc.

No changes are proposed to neighboring properties.

7. Public Improvements/On-Site Improvements

The Project has been conditioned to require the following improvements along Meda Avenue, Brookwood Avenue, Holly Hock Place.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The Project has been found in compliance with the California Environmental Quality Act (CEQA) pursuant to the following provisions:

- Section 15183 – The Project is consistent with the General Plan for which an Environmental Impact Report (EIR) was certified. The Project is consistent with the R-1-6 zoning. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.
- Section 15332 – The project is exempt from CEQA as In-fill Development.
 - It is consistent with the General Plan land use designation of Low Density Residential which allows development at a density of 2-8 units per acre, and it complies with the R-1-6 (Single-family Residential) zoning district requirements.
 - It occurs on a site less than five 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 weren't 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.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, a Public Hearing Notice was both published in the Press Democrat, two public hearing signs were installed at the subject site, and a Public Hearing Notice was sent to property owners within 400 feet of the subject site.

ISSUES

As previously mentioned, the Planning Commission has historically been presented with architectural drawings for small lot subdivisions, which is optional, and the applicant has opted not to provide them. The Project has been conditioned accordingly to ensure the future construction of residential structures meet development standards.

There are no unresolved issues.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location/Neighborhood Context Map
- Attachment 3: Project Plans (Tentative Map, Development Plan and Narrative)
- Attachment 4: Arborist's Report, prepared by Becky Duckles, dated September 2, 2016
- Attachment 5: Biological Assessment, prepared by Wiemeyer Ecological Sciences, dated September 12, 2016
- Attachment 6: Public Correspondence
- Resolution 1: Conditional Use Permit
- Resolution 2: Tentative Map with Development Advisory Report

CONTACT

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