

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
April 11, 2024

PROJECT TITLE

Dutton Meadows Subdivision Time
Extension

APPLICANT

Robin Miller, TRUMARK HOMES

ADDRESS/LOCATION

2650, 2666, 2684 Dutton Meadow, 1112 &
1200 Hearn Avenue

PROPERTY OWNER

DM Associates, LLC

ASSESSOR'S PARCEL NUMBER

043-071-007, -022, -023 &
043-191-016, -024

FILE NUMBER

EXT23-0008 & EXT23-0009

APPLICATION DATE

September 14, 2023

APPLICATION COMPLETION DATE

March 12, 2024

REQUESTED ENTITLEMENTS

Tentative Map Time Extension

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

R-1-6 (Single-Family Residential) and PD
06-001 (Planned Development)

GENERAL PLAN DESIGNATION

Low Density Residential/Medium Low
Density Residential

PROJECT PLANNER

Kristinae Toomians

RECOMMENDATION

Approval

Agenda Item #9.2
For Planning Commission Meeting of: April 11, 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: DUTTON MEADOWS 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 Dutton Meadows Tentative Map to subdivide an approximately 18.4-acre parcel into 137 residential small lots with associated road improvements.

EXECUTIVE SUMMARY

On December 9, 2021, the Planning Commission (Commission) approved the Dutton Meadows Subdivision (Project), which included a Conditional Use Permit and Tentative Parcel Map to subdivide an 18.4-acre area into 137 residential small lots. The project was approved for a period of two years.

The project before the Commission is the first of five potential one-year discretionary extensions. Approval of the requested extension would allow the applicant until December 9, 2024, to record the Final Map.

BACKGROUND

1. Project Description

The project involves the subdivision of an 18.4-acre site into 137 residential lots ranging in size from 2,703 to 8,260 square feet, and construction of 137 detached residential units. The project also includes a Conditional Use Permit for a small lot subdivision, which allows smaller lot sizes and reduced setbacks. Approval of the Time Extension would extend the deadline to file the Final Map until December 9, 2024. 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: Single-Family Residential

South: Single-Family Residential and Undeveloped Land

East: Single-Family Residential and Undeveloped Land

West: Public Institutional and Single-Family Residential

The subject site is bordered by a variety of developed and undeveloped land uses including residential uses to the north, south, and east, and public/institutional uses to the west (Meadow View Elementary School).

3. Existing Land Use – Project Site

The 18.4-acre site is located within the Roseland area in southwest Santa Rosa, south of Hearn Avenue. The site is primarily undeveloped, with one single-family residence and associated accessory structures. Topography of the site is generally flat, with the exception of small mounds of fill. Vegetation consists of weedy herbaceous habitat, and 64 trees, comprised of heritage species including valley oaks and redwoods, in addition to non-heritage species.

4. Project History

On June 26, 2018, applications for a General Plan Amendment, Tentative Map, and Conditional Use Permit were submitted to the Planning and Economic Development Department.

On February 28, 2019, the Planning Commission, with Staff's recommendation, denied the General Plan Amendment, Tentative Map, and Conditional Use Permit due to issues with the effects on the Circulation Element of the General Plan.

On March 8, 2019, Trumark Homes (applicant), appealed the February 28, 2019, Planning Commission decision to deny the applications for General Plan Amendment, Tentative Map, and Conditional Use Permit.

On July 9, 2019, the City Council held a public hearing and continued the item to a date uncertain in order for the applicant to modify the project to comply with the Specific Plan and General Plan Circulation Element and go back to the Planning Commission for consideration.

On December 14, 2020, the applicant submitted a revised application requesting a Conditional Use Permit and Tentative Map, and no longer included the General Plan Amendment.

On January 29, 2021, a Notice of Application was sent to all residents and absentee owners within 600 feet of the project site.

On February 10, 2021, a Neighborhood Meeting was held to introduce the new project to the neighbors and any interested parties.

On December 9, 2021, the Planning Commission approved a Conditional Use Permit and Tentative Map for the Dutton Meadow Small Lot Subdivision with a parking reduction.

PRIOR CITY COUNCIL REVIEW

See Project History in previous section.

ANALYSIS

1. General Plan

When the Project was approved, the General Plan land use designation for the site was Low Density Residential (2-8 units/acre) and Medium Low Density Residential (8-13 units/acre). There has been no change in the land use designation. The approved project will provide housing at a density of 7.38 units per acre, which is consistent with the General Plan.

2. Other Applicable Plans – Roseland/Sebastopol Specific Plan

The Project provides safe and attractive streets, including right-of-way dedications, street improvements, and new public and private roads. A new signalized intersection is incorporated in front of Meadow View Elementary as shown on the Roseland Area/Sebastopol Road Specific Plan Circulation Element, which incorporates new crosswalks to provide a safer route to the school for students, teachers, parents, and staff. Furthermore, Class II bicycle lanes are incorporated throughout the subdivision.

3. Zoning

The site is within the R-1-6 (Single-Family Residential) zoning district and PD06-001 (Planned Development), which are each intended for low to medium density residential development, as proposed. The existing zoning is consistent with the General Plan land use designations.

Zoning for surrounding properties:

North: R-3-30 (Multi-Family Residential) & R-1-6 (Single-Family Residential)
South: PD - Planned Development (Residential)

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East: PD - Planned Development (Residential)
West: R-1-6 (Single-Family Residential) & PI – (Public Institutional)

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.

4. Design Guidelines

Zoning Code Section [20-52.030\(B\)\(1\)\(e\)](#) excludes design review for "Single-family dwellings," therefore, no Design Review is required.

5. Neighborhood Comments

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

6. Public Improvements/On-Site Improvements

The Project is required to include extension of both Northpoint Parkway and Dutton Meadow with 64-foot right of-way width including a 13-foot median, 14-foot travel lane, six-foot Class II bicycle lanes, six-foot planter strip, and a six-foot sidewalk; a new signalized intersection at Northpoint Parkway and Dutton Meadow with striping; two new bus stops; public right-of-way improvements on the Hearn Avenue frontage; and new interior public and private streets with right-of-way dedications. A comprehensive list of required improvements was included in the Planning Commission Resolution No. 12081 (attached to this report).

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL IMPACT

The project was previously determined to be exempt from the California Environmental Quality Act. As set forth in the August 19, 2021 memorandum prepared by Grassetti Environmental Consulting, the project is statutorily exempt from CEQA pursuant to Government Code Section 65457, CEQA Guidelines Section 15182, subdivisions (a) and (c), and CEQA Guidelines Section 15183. The Project would develop a residential land use that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council in 2016 (State Clearinghouse No. 2016012030) and no events subsequent to certification have required a supplemental EIR pursuant to Public

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Resources Code section 21166. Furthermore, the proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements. 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.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

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

NOTIFICATION

No public noticing is required for items on the Consent agenda.

ISSUES

None.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Planning Commission Resolution Nos. 12080 to 12081, dated December 9, 2021
- Attachment 5: Approved Tentative Map, prepared by Adobe Associates, Inc, dated September 14, 2021
- Attachment 6: CEQA 15182 Specific plan Consistency Determination, prepared by Grasseti Environmental Consulting, dated August 19, 2021
- Resolution: Time Extension

CONTACT

Kristinae Toomians, Senior Planner

ktoomians@srcity.org | (707) 543-4692