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CONDITIONAL USE PERMIT NARRATIVE FOR CHERRY RANCH
DEVELOPMENT

10.09.20, AXIA Architects

This project strives to create attractive family work force housing in a traditional format at an accessible price. The project consists of infill residential development located on a former livestock auction yard adjacent to Courtside Village near Sebastopol Road. The site is situated close to numerous amenities including shopping, cafes, small businesses, Corporate Center Parkway, and alternative transportation options (bus stop and bike path in close proximity). The project plans to leverage modular technology to fabricate the basic housing components to expedite the construction in response to the current housing crisis facing our city.

The following is a narrative addressing the summary of findings for a Conditional Use Permit:

I. THE PROPOSED USE IS ALLOWED WITHIN THE APPLICABLE ZONING DISTRICT AND COMPLIES WITH ALL APPLICABLE PROVISIONS OF THIS ZONING CODE AND THE CITY CODE:

The applicable regulations of the Zoning Code and City Code have designated a Med-Low Residential density through R-1-6 zoning for the project site. The proposed medium-low density residential development adheres to regulations for residential small lot subdivisions (20-42.140) as follows:

Front Setbacks: The design maintains a standard minimum setback of 10 feet to face of building, with front porches utilizing the minimum six foot allowable setback in some cases.

Side Setbacks: The project consists of attached single family dwelling units. While 20-42.140 Part F.4.b excludes these units from side yard setback requirements the project none-the-less maintains a minimum 5-foot side yard setback on side yards that are not located on a common wall between units.

Rear Setbacks: Many of the perimeter units provide a minimum rear setback of 15 feet to neighboring parcels. Due to the nature of the site and the desire to maximize affordability, in accordance with 20-42.140 Part F.4.c we request that the review authority grant an allowable 10-foot minimum rear setback for some units as designed for Part F.4 and F.5. All units in the project provide the minimum 400 SF of useable private open space.

Height Limits: The design provides a variety of one and two-story unit types, whose respective building heights are all less than the maximum 35 feet height limit.

II. THE PROPOSED USE IS CONSISTENT WITH THE GENERAL PLAN AND ANY APPLICABLE SPECIFIC PLAN:

The proposed project is consistent with General Plan designation of Medium Low Density Residential, allowing a density with 8-13 units per acre. The project as designed utilizes a residential small lot subdivision approach with a density of about 9.75 units/acre.

The project adheres to regulations set forth in the Southwest Area Plan. The project creates a variety of residential housing types with a layout that establishes a rational pattern for population density and transportation. Improvements to the project site will support links to existing pedestrian and bicycle path networks.

III. THE DESIGN, LOCATION, SIZE AND OPERATING CHARACTERISTICS OF THE PROPOSED ACTIVITY WOULD BE COMPATIBLE WITH THE EXISTING AND FUTURE LAND USES IN THE VICINITY:

The proposed Medium Low density residential small lot subdivision project is of similar in design and characteristics to the existing residential developments of the last couple decades to the west and north of the project site. The setbacks in PD95-001 for Courtside Village are similar to those being proposed. The maximum heights allowed in Courtside Village are greater than those proposed in this development. The proposed project is bordered on the east and south property lines by the undeveloped parcels of the abandoned air strip associated with the special purpose district.

IV. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE, DENSITY, AND INTENSITY OF USE BEING PROPOSED, INCLUDING ACCESS, UTILITIES, AND THE ABSENCE OF PHYSICAL CONSTRAINTS:

The project site is a flat, vacant parcel with utilities close by, whose proposed improvements for a residential small lot subdivision is of suitable density and design based on regulation set forth in Zoning Code and City Code. The project includes multiple access points into the subdivision from Fresno Avenue with alignment to adjacent subdivision access points where available.

The 2007 EIR supporting the City's Southwest Area Plan referenced 930 Fresno Avenue, our site, as a site for residential development.

V. GRANTING THE PERMIT WOULD NOT CONSTITUTE A NUISANCE OR BE INJURIOUS OR DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE, OR MATERIALLY INJURIOUS TO PERSONS, PROPERTY, OR IMPROVEMENTS IN THE VICINITY AND ZONING DISTRICT IN WHICH THE PROPERTY IS LOCATED:

Collectively, we believe the proposed Medium Low density residential small lot subdivision project will not constitute a nuisance, be injurious or detrimental to public interests as it is similar to existing residential land uses on adjacent parcels. The project provides housing, as envisioned by the Southwest Area Plan, for the community and is a logical extension of the development patterns currently established by Courtside Village to the west. The Traffic Report by W-Trans concluded that “the project is anticipated to result in a less-than-significant transportation impact on VMT” and access “would be expected to operate acceptably.”

VI. THE PROPOSED PROJECT HAS BEEN REVIEWED IN COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The following are conclusions summarized from the attached 02/06/20 CEQA Environmental Screening Report from GHD:

The proposed project has been evaluated pursuant to CEQA in the previously certified Southwest Area Projects Subsequent Environmental Impact Report. In 2007, the project site was mass graded with CEQA clearance and applicable regulatory permits having been obtained. The proposed project consists of modifications to the original project at 930 Fresno Avenue and will not likely result in new significant impacts relative to the previously certified 2007 Subsequent EIR.

Prior to the mass and grading, and to mitigate the loss of 5.49 acres of CTS habitat on the project site, the applicant purchased 16.47 acres of CTS mitigation credits from the Christina Preserve to satisfy the 3:1 replacement ratio for impacts to CTS habitat, as required by a previous USFWS’ Biological Opinion and the 2007 Subsequent EIR. In addition, the applicant had purchased mitigation credits from the Southwest Santa Rosa Vernal Pool Preserve Bank (equivalent to 2.4 acres of endangered plant habitat and/or 4.8 acres of CTS habitat) (June 10, 2002).

Mitigation requirements for impacts to CTS associated with the project site were originally agreed to by Mr. Carl Wilcox and Mr. Liam Davis of the California Department of Fish and Game. Pursuant to the USFWS’ Biological Opinion, mitigation for impacts to CTS was fully implemented at a 3:1 replacement to impacts ratio. In addition, 3:1 mitigation is currently consistent with both CDFW and USFWS policies for mitigating impacts to CTS **GHD | CEQA Environmental Screening – 930 Fresno Avenue, Santa Rosa 8 dispersal habitat**. Accordingly, no new mitigation for impacts to CTS are likely to be required by CDFW over that which already purchased for this project prior to the time it was mass graded in 2007. (Monk 2019)

For additional information, refer to included CEQA Environmental Screening Memorandum, 02/06/20, by GHD Engineers.