

THE OAKS AT FOSS CREEK RESIDENTIAL MASTER PLAN AND SUBDIVISION PROJECT

GPA 2015-01, LUA 2015-02 and TM 2015-08

City Council

April 16, 2018



Recommended Action

- 1) Adopt a Resolution amending the Healdsburg 2030 General Plan for the Oaks at Foss Creek land use amendment (change the land use from Industrial to Medium Density Residential on 8.9 acres.)
- 2) Introduce for first reading, by title only and waiving the reading of the text, an Ordinance amending the City of Healdsburg Zoning Map for the Oaks at Foss Creek Residential Master Plan rezoning; and
- 3) Adopt a Resolution approving the Tentative Map for the Oaks at Foss Creek Subdivision

Project Overview

- 8.9 acres north of Chiquita Road
- 9 existing residences
- 7.28 acres to be subdivided
- 5 residences to be removed
- 29 lots from 2,800 -5,848 sq. ft. in size
- 2.7 acres of riparian habitat
- Density of 4 units per acre (gross)
- 4 BMR's & 3 ADU's included



Background

- The Planning Commission conducted several public hearings and one public workshop on the project, providing direction to the applicant to reduce the number of units on the site to allow for a high quality, traditional neighborhood type development
- The applicant reduced the development to 29 units, while maintaining the ADUs as part of the project. The Planning Commission adopted Resolutions on March 13, 2018, and April 5, 2018 recommending approval of the general plan amendment, rezoning and tentative map as proposed and conditioned
- On April 5, 2018 the Planning Commission also adopted a Mitigated Negative Declaration and granted Design Review approval for future homes on the parcels, subject to City Council approval of the general plan amendment, rezoning and tentative map

Site Photos

- Looking west from Chiquita Road frontage toward Highway 101 overpass



Site Photos

- Looking east from Chiquita Road frontage, at the Simi Winery Driveway access



Site Photos

- Looking southeast across Chiquita Road at the adjacent Chiquita Grove subdivision



Site Photos

- Looking north along the west boundary of the project, along the Simi Winery driveway access



Site Photos

- View across the project site from the Simi Winery driveway



SUBDIVISION

Tentative Map

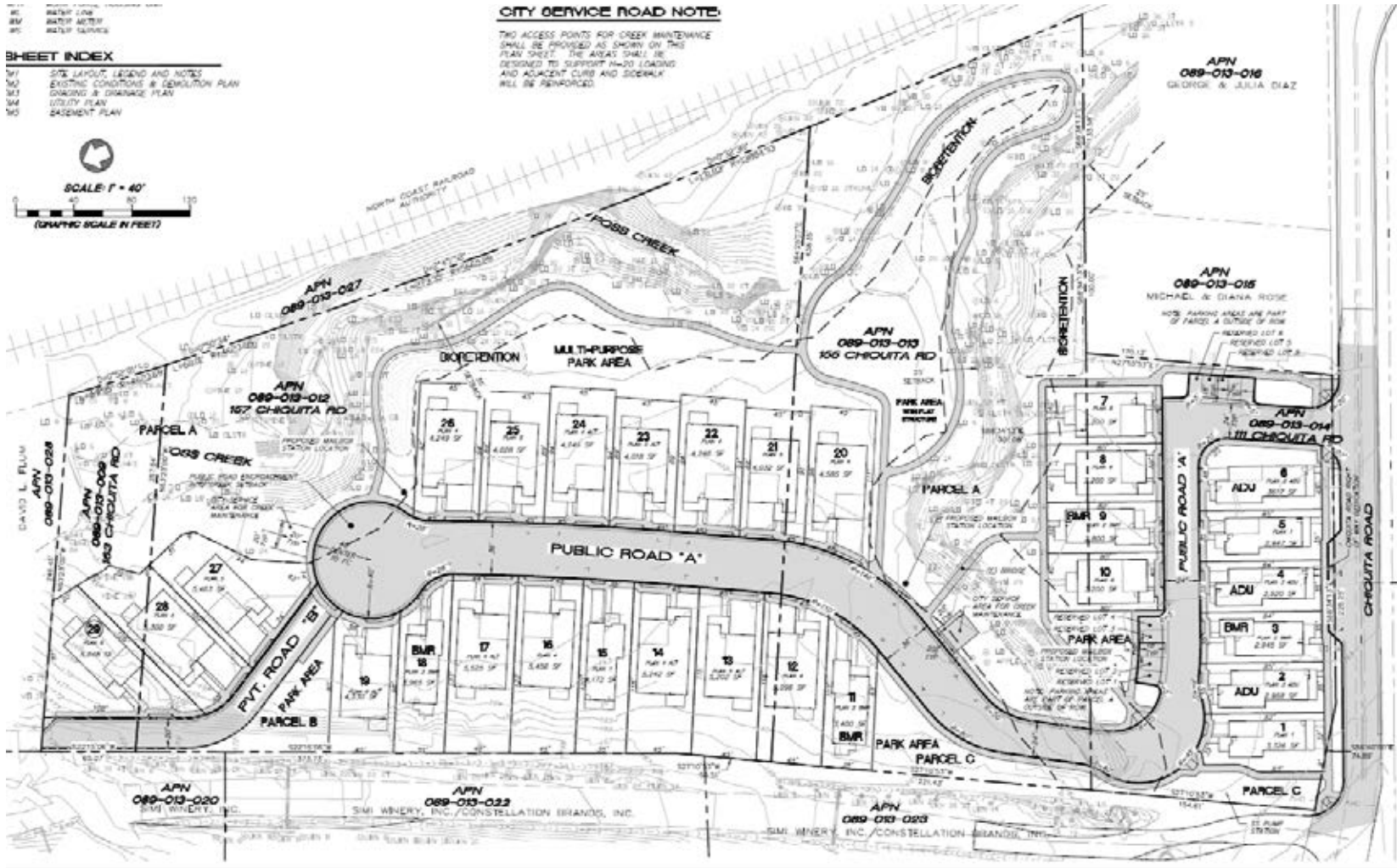
10 WATER LINE
 11 WATER MAIN
 12 WATER SERVICE

SHEET INDEX

- 101 SITE LAYOUT, LEGEND AND NOTES
- 102 EXISTING CONDITIONS & DEMOLITION PLAN
- 103 GRADING & DRAINAGE PLAN
- 104 UTILITY PLAN
- 105 SEWAGE PLAN

CITY SERVICE ROAD NOTE

TWO ACCESS POINTS FOR CREEK MAINTENANCE SHALL BE PROVIDED AS SHOWN ON THIS PLAN SHEET. THE AREAS SHALL BE DESIGNED TO SUPPORT H=20 LOADING AND ADJACENT CURB AND SIDEWALK WILL BE REINFORCED.



Approved Home Designs – Chiquita Road



*LOT 1
PLAN 1*

*LOT 2
PLAN 3
ADU*

*LOT 3
PLAN 2*

*LOT 4
PLAN 3
ADU*

*LOT 5
PLAN 1*

*LOT 6
PLAN 3
ADU*

Approved Home Designs - Creek View



LOT 7
PLAN 6A

LOT 8
PLAN 6B

LOT 9
PLAN 2

LOT 10
PLAN 6B

Approved Home Designs – Interior View



LOT 10
PLAN 6B

LOT 9
PLAN 2

LOT 8
PLAN 6B

LOT 7
PLAN 6A

RECOMMENDATIONS

General Plan Amendment Findings

- The land use addresses community needs and interests
- The development type better protects riparian habitat
- Better-suited sites remain available to meet the need for industrial development in the City
- The new use provides a quality housing opportunity site

Rezoning Findings

- The rezoning implements desired 3-6 unit density range
- The project implements the general plan
- The development plan respects physical site constraints
- Appropriate development standards are established

Tentative Map Findings

- The subdivision implements the general plan
- The density is appropriate for the site
- Riparian habitat and wildlife will be protected
- All applicable development standards are addressed
- Required easements and improvements are included
- Environmental impacts have been adequately assessed

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Questions?