

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
January 12, 2023

PROJECT TITLE

West Barham and Barham Rezoning

APPLICANT

Nick Abbott (on behalf of 11 Barham LLC)

ADDRESS/LOCATION

Refer to Boundary Map (Attachment)

PROPERTY OWNER

Multiple

ASSESSOR'S PARCEL NUMBER

125-281-032
125-281-046
125-281-035
037-101-042
037-101-043
037-101-015
037-101-020

FILE NUMBERS

REZ22-003

APPLICATION DATES

August 1, 2022

APPLICATION COMPLETION DATE

October 4, 2022

REQUESTED ENTITLEMENTS

Rezoning

FURTHER ACTIONS REQUIRED

Rezoning (City Council)

PROJECT SITE ZONING

Planned Development

GENERAL PLAN DESIGNATION

Light Industry

PROJECT PLANNER

Suzanne Hartman

RECOMMENDATION

Approval

For Planning Commission Meeting of: January 12, 2023

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE PLANNING
COMMISSION
FROM: SUZANNE HARTMAN, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: WEST BARHAM AND BARHAM REZONING
AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the Council the rezoning of seven properties located along W. Barham Avenue and Barham Avenue (identified as Assessor's Parcel Nos. 125-281-032, 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015, 037-101-020) from Planned Development 96-002 (PD 96-002) to the IL (Light Industrial) zoning district.

BACKGROUND

1. Project Description

On August 8, 2022, the Planning and Economic Development accepted a rezoning application requesting that the property located at 11 W. Barham Avenue be reclassified from the PD 96-002 (Planned Development) zoning district to the IL (Light Industrial) zoning district. The Policy Statement (PD 96-002) that governs allowable uses for this area limits certain commercial and industrial uses, such as restaurants and various types of manufacturing and processing, and allows uses that would not otherwise be permitted in Light Industrial zoning districts. Since the same conditions apply to several other properties adjacent to the site (Parcel No. 125-281-032), Staff is recommending that the rezone boundary be expanded to include six additional properties for General Plan consistency. All of the parcels are within the Planned Development zoning district and are within an area designated as Light Industry on the General

Plan land use diagram. The following parcels are included in the area proposed for rezoning:

- 125-281-032
- 125-281-046
- 125-281-035
- 037-101-042
- 037-101-043
- 037-101-015
- 037-101-020

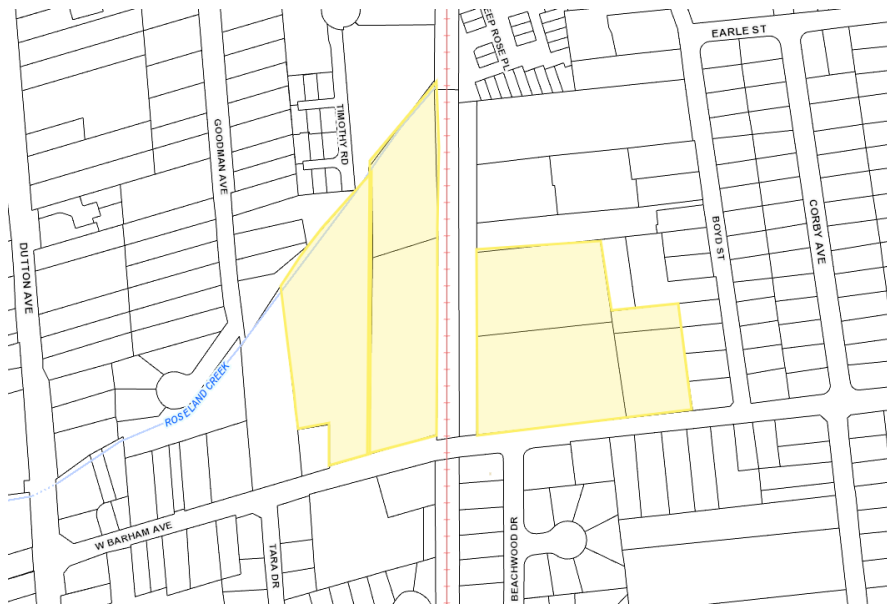


Figure 1: Boundary Map of Selected Parcels (Yellow)

2. Surrounding Land Uses

North: Medium Residential and Light Industrial

South: Light Industrial, Low Residential and Planned Development

East: Planned Development

West: Planned Development

The subject properties are surrounded by various residential developments along West Barham Avenue and Barham Avenue. There are also various warehouse and wholesaling developments to the north and vehicle repair services to the south.

3. Existing Land Use – Project Site

The current land use at 11 W. Barham Avenue consists of various warehousing facilities; no new development is proposed for this site. The other parcels recommended for inclusion in the Rezoning are developed with a variety of commercial and industrial uses. Existing uses that are operating legally and that would not otherwise be permitted in the IL zoning district will be allowed to continue to operate as “legal non-conforming uses” and be subject to [Zoning Code Chapter 20-61](#), which governs nonconforming uses, structures and parcels.

4. Project History

August 1, 2022	Application Submitted
August 23, 2022	Notice of Application Distributed
	Notice of Application Distributed to Property Owners of Parcels Included in Proposed Rezoning Boundary
October 4, 2022	Application Deemed Complete
December 27, 2022	Notice of Public Hearing Distributed
January 12, 2023	Public Hearing

ANALYSIS

1. General Plan

The [General Plan](#) addresses issues related to the physical development and growth of Santa Rosa and guides the City's planning and zoning functions as well as the funding of public improvement projects, including as parks and streets. The parcels that are in the rezoning boundary are designated as Light Industry on the General Plan Land Use Diagram, which accommodates light industrial, warehousing and heavy commercial uses. Uses appropriate to this land use category include auto repair, bulk or warehoused goods, general warehousing, manufacturing/assembly with minor nuisances, home improvement retail, landscape materials retail, freight or bus terminals, research oriented industrial, accessory offices, and employee-serving commercial uses, and services with large space needs, such as health clubs. The most relevant General Plan goals and policies identified with Staff’s analysis are included in the table below.

Land Use and Livability	
LUL-I-1: Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live	Consistent. By rezoning to a standard zoning district, the requirement for a Conditional Use Permit otherwise required by the Policy Statement is

<p>and work in Santa Rosa and that also attracts a regional clientele.</p>	<p>eliminated. The change in zoning also ensures that only new uses that implement the General Plan are allowed.</p>
<p>LUL-J: Maintain the economic vitality of business parks and offices, and Santa Rosa’s role as a regional employment center.</p>	<p>Consistent. The IL zoning district is intended for manufacturing, cultivation, distribution (which allows the manufacturing, cultivation and distribution of cannabis and cannabis related products) and additional uses that are similar to the existing operational patterns of the selected parcels.</p>
<p>LUL-J-1: Maintain an adequate supply of employment centers in a variety of locations and settings to ensure the city’s continued economic vitality.</p>	<p>Consistent. Staff has determined that the existing uses of the selected parcels are more consistent with the General Plan goals and policies of the Light Industrial land use designation and the existing uses provide viable commercial services, while ensuring compatibility with the surrounding neighborhoods.</p>
<p>Economic Vitality</p>	
<p>EV-A-1: Continue to promote Santa Rosa as the North Bay’s premier location for technology, clean/green technologies, and entrepreneurial businesses, which create new products and business models that will attract national and international markets.</p>	<p>Consistent. Rezoning the subject properties from Planned Development to Light Industrial would promote diversified land use types that would otherwise not be permitted within the Planned Development zoning district.</p>
<p>EV-C-2: Establish an inventory of ready-to-go non-residential sites complete with zoning, infrastructure, and environmental clearances.</p>	<p>Consistent. Rezoning the properties from Planned Development to Light Industrial is appropriate due to the industrial development that exists on the subject parcels, and it would be consistent with the Light Industry General Plan land use designation.</p>

The proposed rezone is consistent with the applicable goals and policies of the General Plan listed above and will provide for a more efficient implementation of the area’s Light Industrial designation. Changing the zoning designation from Planned Development to Light Industrial would continue to allow appropriate uses and remain compatible with existing businesses in the area.

The Policy Statement (PD 96-002) that governs allowable uses for this area limits industrial uses (examples include: manufacturing, research and development, brewery production, and cannabis cultivation) and allows residential and office uses that would not otherwise be permitted in the IL zoning district that implements the Light Industrial General Plan land use designation.

2. Other Applicable Plans

Not applicable.

3. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City.

The property at 11 W. Barham Avenue, as well as Assessor Parcel Nos. 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015 and 037-101-020, are currently located in the PD 96-002 zoning district. The Policy Statement for this Planned Development area limits commercial and industrial land uses, as shown in Attachment 6 to this Staff Report. Specifically, the Planned Development prohibits a number of manufacturing, processing, and restaurant land uses, including for cannabis, that are otherwise allowed in the IL zoning district.

Planning staff is recommending that the Planning Commission include six additional properties, all within the Planned Development (PD 96-002) area, in its rezoning recommendation to Council. As previously mentioned, the current PD zoning limits commercial and industrial uses and allows uses that are not consistent with the Light Industrial land use designation. Businesses that are currently operating legally that would not otherwise be permitted in the proposed IL zoning district will be allowed to operate pursuant to Zoning Code Chapter 20-61.

Pursuant to [Zoning Code Section 20-64.050.B](#), the review authority may approve a Zoning Map Amendment only after first making all of the following findings:

- a. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan;
- b. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
- c. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

d. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

Staff has analyzed the required findings and has included recommended language in the attached resolution.

5. Public Comments

No public comments have been received as of the date this report was drafted.

FISCAL IMPACT

Approval of the Project will not have an effect on the General Fund.

ENVIRONMENTAL IMPACT

The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183(i), the proposed rezoning of Assessor's Parcel Nos. 125-281-032, 125-281-046, 125-281-035, 037-101-042, 037-101-043, 037-101-015 and 037-101-020 qualifies for a streamlining measure because the proposed rezoning is consistent with the General Plan land use designation of Light Industry, for which an Environment Impact Report (EIR) was certified by Council in 2009. Therefore, no additional environmental review is required.

PUBLIC NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 – Disclosure Form

West Barham and Barham Rezoning
Page 8 of 8

Attachment 2 – Location Map

Attachment 3 – Title Report

Attachment 4 – Boundary Map

Attachment 5 – Policy Statement 96-002

Attachment 6 – Comparison Table of Permitted Land Uses in IL zoning district and PD
96-002

Resolution

CONTACT

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