

CITY OF SANTA ROSA  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**OCTOBER 24, 2013**

**PROJECT TITLE**

Rezoning of 2150 West College Avenue

**APPLICANT**

City of Santa Rosa

**ADDRESS/LOCATION**

2150 West College Avenue

**PROPERTY OWNER**

Sonoma County Water Agency

**ASSESSOR'S PARCEL NUMBER**

010-320-029

**FILE NUMBER**

REZ13-006

**PROJECT SITE ZONING**

PD-0196 (Planned Development)

**GENERAL PLAN DESIGNATION**

Medium High Density Residential

**PROJECT PLANNER**

Erin Morris

**RECOMMENDATION**

Recommend Approval to City Council

**PROPOSAL**

The proposed project would rezone the property at 2150 West College Avenue from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential), consistent with the site's Medium High Density Residential General Plan land use designation.

**SUMMARY**

On November 3, 2009, the City Council adopted the Santa Rosa General Plan 2035, which included changing the land use designation for numerous properties, including 2150 West College Avenue. At the request of the property owner, the land use designation for the subject site was changed from Public Institutional to Medium High Density Residential; however, the site's zoning classification was not changed at that time. On September 12, 2013, the Planning Commission initiated a rezoning of the subject site from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential), to be consistent with the General Plan.

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: PLANNING COMMISSION  
SUBJECT: REZONING OF 2150 WEST COLLEGE AVENUE  
AGENDA ACTION: ADOPTION OF RESOLUTION

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ISSUE(S)

Should the Planning Commission, by resolution, recommend that the City Council approve the proposed rezoning of property located at 2150 West College Avenue from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential), consistent with the site's Medium High Density Residential General Plan land use designation?

BACKGROUND

1. Surrounding Land Uses

North: West College Avenue and single-family residential  
South: City of Santa Rosa utility facilities  
East: City of Santa Rosa Fire Department training facility  
West: California Department of Forestry and Fire Protection facilities

The site is surrounded to the east, west and south by state and local government facilities, and to the north by West College Avenue and a single-family residential neighborhood. The property is located just west of the intersection of West College Avenue and Stony Point Road, near the West Side Transfer Center. The Transfer Center is utilized by CityBus. Finley Community Center and Finley Park are located just east of the project site across Stony Point Road.

2. Existing Land Use – Project Site

The 7.46 acre property is currently developed with three, single-story office buildings and one outbuilding which have been used as offices by the Sonoma County Water Agency and others.

3. Project History

On August 11, 2008, the Sonoma County Water Agency (SCWA) submitted a letter to the City requesting a change in General Plan land use designation from Public Institutional to a residential designation that could allow medium/high density residential at 2150 West College (letter attached). At that time, SCWA was exploring redevelopment of the site into a medium/high density workforce housing community, with approximately 140 units. The land use designation change was considered as part of the 2009 Housing Element update.

On November 3, 2009, the City Council adopted Santa Rosa General Plan 2035, which included changing the land use designation for 2150 West College Avenue from Public Institutional to Medium High Density Residential (18.0 to 30.0 units per acre). The site's Planned Development zoning was not changed at that time.

On September 12, 2013, the Planning Commission initiated a rezoning of the subject site from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential) to bring the site's zoning into consistency with the General Plan.

4. Project Description

The proposed rezoning, initiated by the City of Santa Rosa, would change the zoning of the property at 2150 West College Avenue from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential). There is no development proposed at this time.

ANALYSIS

1. General Plan

The site is designated Medium High Density Residential on the General Plan Land Use Diagram. This designation allows housing at densities ranging from 18 to 30 units per acre, including single family attached and multi-family developments. General Plan Policy LUL-F-2 requires that new development occur at the mid-point (24 units per acre) or higher, except where topography, parcel configuration, heritage trees, historic preservation, or utility constraints make the mid-point impossible to achieve. The designation is intended for areas where higher densities are appropriate.

General Plan Figure 4-1 identifies the subject property as a housing opportunity site, with a potential maximum housing capacity of 223 units. If the site is developed in the future at the mid-point, it would yield 179 units.

The proposed rezoning is consistent with General Plan Policy H-C-5, which directs the rezoning of Medium and Medium High Density sites of two acres or more, concurrent with adoption of the Housing Element, to facilitate the development of higher density sites.

2. Zoning

North: Planned Development (PD-0455 and PD-4070), Rural Residential (RR-20) and Single-Family Residential (R-1-6)  
South: Public Institutional (PI)  
East: PI  
West: PI

The site is currently zoned PD-0196 (Planned Development), which is not consistent with the Medium High Density Residential General Plan land use designation for the site. The proposed R-3-30 (Multi-Family Residential) zoning district is consistent with the existing land use designation in that it allows residential development at densities consistent with the specified density range (18 to 30 units per acre).

The R-3-30 (Multi-Family Residential) zoning classification is applied to areas of the City appropriate for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing.

3. Environmental Review

The California Environmental Quality Act (CEQA) Section 15183 states: "Projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

The proposed rezoning of 2150 West College Avenue is consistent with General Plan 2035 in that it will change the zoning district from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential), consistent with the Medium High Density Residential General Plan land use designation for the site. Staff does not find reasonably foreseeable project specific peculiarities associated with the rezoning.

Based on this analysis, the proposed rezoning relies on the General Plan 2035 Environmental Impact Report (November 3, 2009, SCH No. 2008092114) for compliance with CEQA. At the time of future development, additional environmental analyses may be required to analyze the potential environmental impacts associated with a specific development proposal.

4. Neighborhood Comments

On September 13, 2013 a Notice of Application was mailed to property owners within 400 feet of the subject property. Two emails have been received from nearby property owners expressing concerns about the impacts of new residential development on the site.

5. Issues

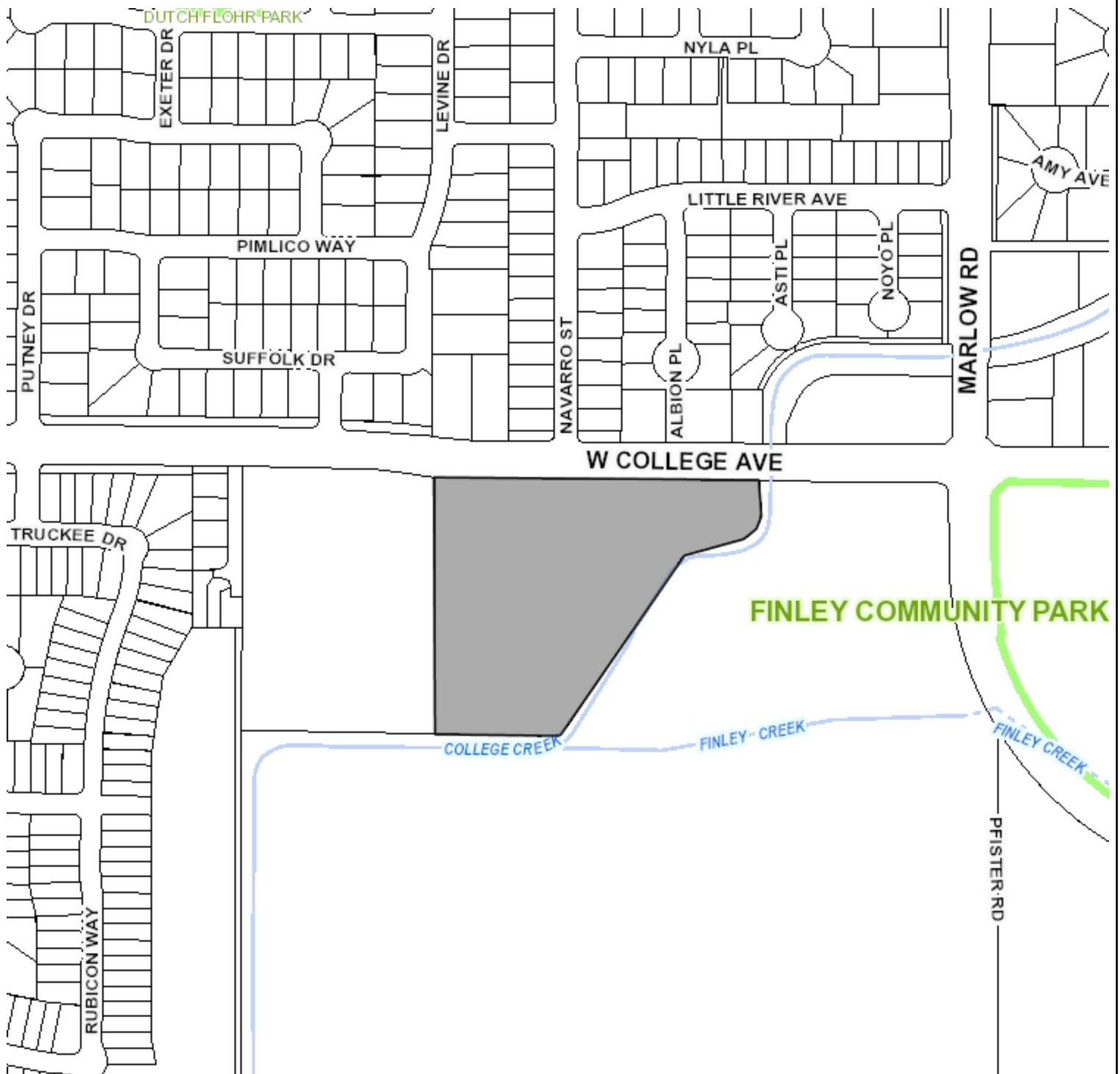
Staff has not identified any unresolved issues.

**RECOMMENDATION**

The Community Development Department recommends that the Planning Commission recommend that the City Council approve the rezoning of the property located at 2150 West College Avenue from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential).

**Attachments:**

- Location Map
- PD-0196 Ordinance and Zoning Code Excerpt
- Letter from Sonoma County Water Agency dated August 11, 2008
- Public Correspondence



## Rezoning of 2150 West College Avenue



9/13/2013

Scale 1: 3,710

0 Miles 0.06

ORDINANCE NO. 2475

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 2150 WEST COLLEGE AVENUE TO ADOPT THE SONOMA COUNTY WATER AGENCY OPERATION AND MAINTENANCE CENTER DEVELOPMENT PLAN - FILE NUMBER 85-0019

THE PEOPLE OF THE CITY OF SANTA ROSA DO HEREBY ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa, based on the evidence and records presented, that planned development ("PD") treatment is appropriate for the reclassification of the property identified in Section 2 due to subject property's physical configuration and its location adjacent to established institutional development.

The Council further finds and determines that the reclassification of the subject property to the PB-PD (Public Facility-Planned Unit Development) District is consistent with the Santa Rosa General Plan in that:

1. The zoning authorizes Public Facility Land Use in conformance with the policy of the Land Use Element of the City's General Plan in that it designates the site for Public Facility Land Use; and
2. Adequate City services can be provided for the proposed development.

The Council has read, reviewed, and considered the CEQA Class 1 Exemption for this project and determines that this reclassification will not have a significant effect on the environment as shown by said Environmental Exemption Determination.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa", as described in Section 203, so as to change the classification of the hereinafter described property as follows:

Assessor's Parcel Nos. 10-320-23 is changed to the PB-PD District. The Policy Statement which is on file in the Department of Community Development, is hereby approved and the same shall govern all development of the property. In addition to any other conditions that are deemed appropriate or necessary at the time a use permit or other development permit is applied for, any development approval for this property shall be expressly conditioned to require the applicant to fulfill all conditions and requirements of the Public Works Department Exhibit 'A', dated December 20, 1984.

Section 3. This ordinance shall be in full force and effect on and after the 31st day following its adoption.

IN COUNCIL DULY PASSED this 6th day of August, 1985.

AYES: (4) Mayor Jeffries, Councilmen Berto, Burton and Healy  
NOES: (0)  
ABSENT: (1) Councilman Burkart  
ABSTAIN: (0)

APPROVED: \_\_\_\_\_

Mayor

ATTEST: Kathleen Albright  
Assistant City Clerk

CC1:SCWA4

APPROVED AS TO FORM  
CITY ATTORNEY

BY: RAE

## Article 2

### PB - PUBLIC BUILDING DISTRICT

#### Sections:

- 20.03.420 Purpose
- 20.03.421 Principal Permitted Uses
- 20.03.422 Accessory Uses
- 20.03.423 Uses Permitted by Conditional Use Permit
- 20.03.424 District Regulations

#### Section 20.03.420 Purpose

The purpose of the PB, Public Building District is to provide regulations pertaining to existing and new land uses relating to public and quasi-public buildings, as well as to provide a district identification appropriate to the particular uses permitted. While certain uses may not be totally under the jurisdiction of City regulatory controls, the City may still make the determination as to where such facilities should be located and administer a site plan review procedure. These uses would include facilities under the jurisdiction of County, State, and Federal agencies.

#### Section 20.03.421 Principal Permitted Uses

The following principal and accessory permitted uses shall be allowed within the PB District.

- (1) Government Offices
- (2) Professional Offices

Offices or studios of professional or service occupations, or agencies which benefit from and contribute to an environment of semi-residential nature characterized by low traffic and pedestrian volumes, lack of distracting, irritation, or sustained noise, and low density of building developments, including accountant, appraiser, architect, engineer, insurance adjuster, landscape architect, lawyer, consultant, secretarial agency, bonding agency, real estate, mortgage or title agency, and investment agency.

- (3) Public Buildings:

Including courts, museums, libraries and auditoriums, public parks and recreational facilities, radio and television studios.

#### Section 20.03.422 Accessory Uses

Non-commercial uses (accessory to a principal permitted use) maintained and operated as a part of the above specified uses, including employee lunch rooms or cafeterias, parking garages, and employee recreational facilities.



### Section 20.03.423 Uses Permitted by Conditional Use Permit

The following uses may be permitted by Use Permit and then only when such use conforms to every term and condition of the permit.

- (1) Churches
- (2) Hospitals
- (3) Parking lots
- (4) Private schools
- (5) Public schools
- (6) Public utility structures

### Section 20.03.424 District Regulations

Due to the unique characteristics of each allowable category, the following development standards may be reduced by Conditional Use permit based upon the project's appropriateness of location, accessibility, traffic impacts, existing site conditions, design compatibility with adjacent land uses, natural and man-made constraints, and community impact effects:

- (1) Minimum lot area:

10,000 square feet

- (2) Minimum yard setback requirements:

Front Yard 15 feet

Side Yard

Corner lot 15 feet

Interior lot 5 feet

Rear Yard 15 feet

Larger Setbacks may be required by design review.

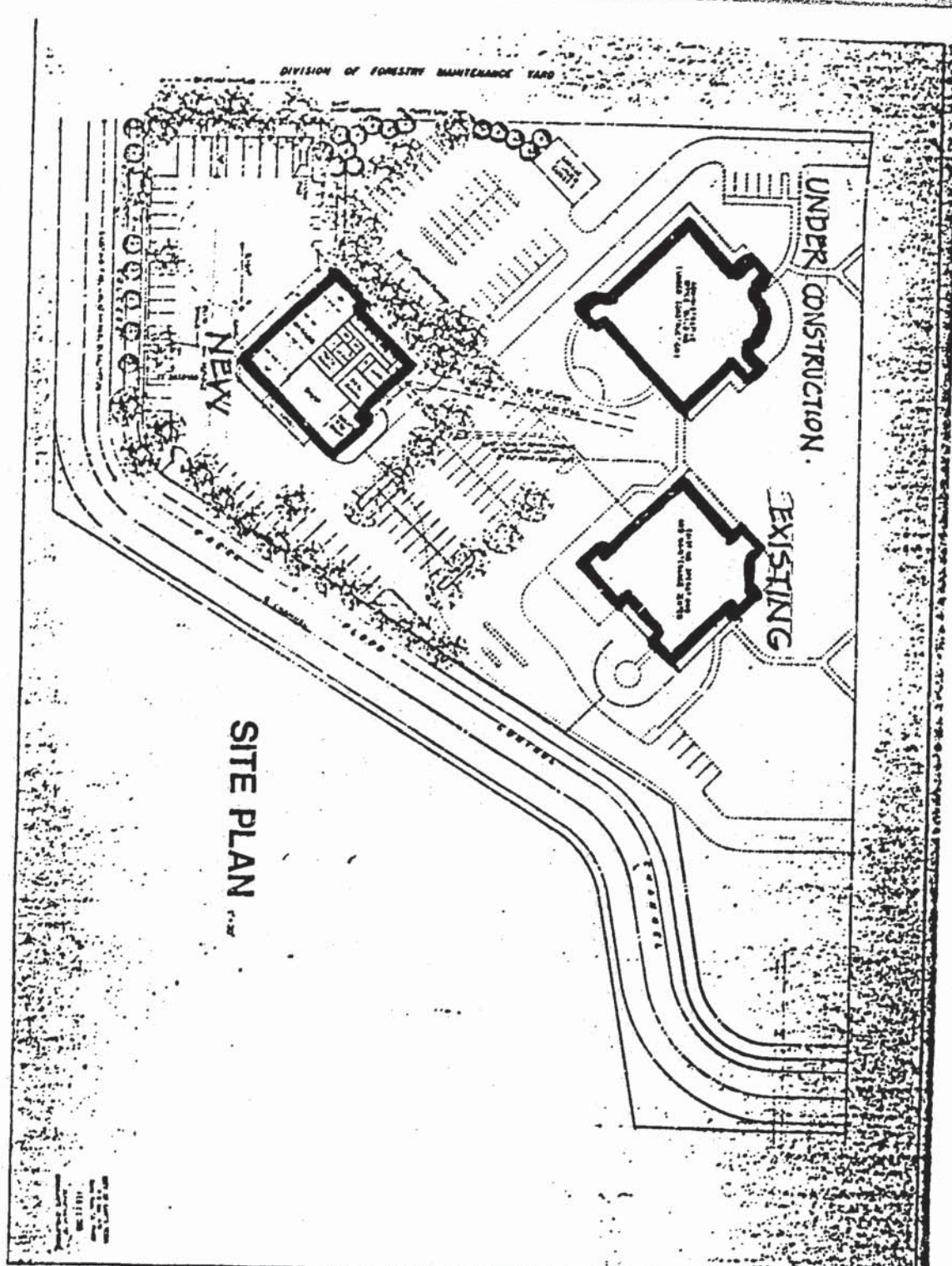
- (3) Maximum building height and lot coverage:

Maximum building height 35 feet

Maximum area of lot  
that may be covered  
by structures: 65%

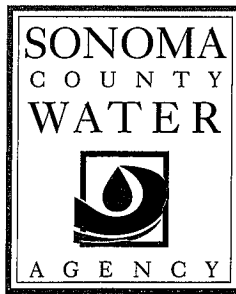
- (4) Parking shall be provided as required by Chapter 20-04.

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SITE PLAN

SONOMA COUNTY WATER AGENCY  
FLOOD CONTROL MAINTENANCE BUILDINGS  
Kingwill & Associates Architects AIA  
822 College Avenue  
Santa Rosa CA 95404 707-544-1702



RECEIVED

AUG 12 2008

CITY OF SANTA ROSA  
CITY MANAGERS OFFICE

0-0-21 Work Force Housing Project

August 11, 2008

Mr. Wayne Goldberg  
Director of Advanced Planning  
Office of Advance Planning & Public Policy  
City of Santa Rosa  
100 Santa Rosa Avenue, Room 10  
Santa Rosa, CA 95404

Dear Wayne,

We are writing you to express the Sonoma County Water Agency's (Agency) interest in having the 2150 West College property assemblage be included in the City of Santa Rosa's review and revision of its General Plan's Housing Element. We understand that the focus of the revision is to increase the supply of medium/high density workforce housing in the County. 2150 West College is well located to assist the City and County in increasing the supply of workforce housing.

The 2150 West College site is currently zoned Public Building – PUD with a General Plan designation of Public Institutional. The site is ideally located for medium/high density residential use. It is surrounded by recreational amenities, a transit center and existing residential uses. We are prepared to work with your office in the General Plan re-designation of this site as part of its Housing Element revision process, including the required environmental review and rezoning.

The Agency is currently exploring the redevelopment of the 2150 West College site into a medium/high density workforce housing community with approximately 140 units, meeting the highest green development standards. We have been working with HartSonoma to prepare a conceptual master plan and business plan to further assess the feasibility of this use. This preliminary analysis has been completed, as Rob Hart and Brian Swartz briefed you this past Friday.

In line with our shared public interests and responsibilities we look forward to working collaboratively with the City and County in achieving this important objective and meeting Association of Bay Area Government housing requirements. Please note that we are still in the process of exploring options and have not yet determined the specific mix of market versus affordable units.

Please call me with any questions or comments.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael Thompson".

Michael Thompson  
Deputy Chief Engineer

c: Randy Poole  
Michael Allen  
Brian Swartz

SR:\files\server\data\CLAPINKS\week081108\2150WC Letter to City MT.doc

**Morris, Erin**

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**From:** Mark Sharon Shanklin <mshanclan@hotmail.com>  
**Sent:** Saturday, September 21, 2013 10:10 AM  
**To:** Morris, Erin  
**Subject:** Rezoning of 2150 West College Ave.

Please keep the zoning for 2150 West College Ave. as it is.  
R-3-30 would most likely increase traffic in an already traffic dense area.

thank you,

Mark & Sharon Shanklin  
2226 Pimlico Way  
Santa Rosay, Ca. 95401

**Morris, Erin**

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**From:** Mary Jo Cooney <maryjocooney@aol.com>  
**Sent:** Tuesday, September 24, 2013 4:07 PM  
**To:** Morris, Erin  
**Subject:** Rezoning of 2150 West College Ave. Santa Rosa

We are property owners on Suffolk and are very opposed to this rezoning. The traffic and congestion in that area is very bad. Concerned on what is being planned: Apartments? Group Homes? There are so many families and small children, it is a family area and should be left with that type neighborhood. Crime is very low and we would like to keep it that way. We have owned the property for over 20 years and firmly oppose this rezoning. It is going to lower our property value and bring congestion and crime into our nice family neighborhood. The Cooney's, Jim & Mary Jo 1100 Suffolk Santa Rosa