

**THIS ITEM IS BEING CONTINUED TO JANUARY 8, 2013, AT 5:00 P.M.**

Agenda Item #12.1  
For Council Meeting of: December 11, 2012

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
SUBJECT: WOODS-CARLIER OFFICE REZONING  
STAFF PRESENTER: NOAH HOUSH, CITY PLANNER  
COMMUNITY DEVELOPMENT

AGENDA ACTION: ADOPTION OF AN ORDINANCE

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ISSUE(S)

Should the City Council, by ordinance, reclassify two parcels located at 426 and 432 Russell Avenue and totaling 0.53 acres, from the R-3-18 zoning district to the CO zoning district to gain consistency with the General Plan land use designation of Office?



COUNCIL GOALS AND STRATEGIES

Goal 1: Create a Strong, Sustainable Economic Base

Strategic Objectives:

Look for additional ways to reduce uncertainty in the Entitlement process:

- Allow more uses to be permitted by right
- Consider more design review permits at the staff level
- Develop the Business Concierge Program

This project directly relates to Council Goal 1 in that it proposes to rezone two properties from a zoning district inconsistent with their General Plan designation to the Office Commercial (CO) zoning district which will eliminate the non-conforming status of these properties. The ultimate goal of this project is to allow the re-occupancy of an existing single family home as an office, consistent with the General Plan designation of the property. The project implements the strategic objectives of this goal in that it will reduce uncertainty in the tenancing and development process for the properties.

BACKGROUND

1. Project History

November 3, 2009-The General Plan 2035 Environmental Impact Report was certified and identified these properties as a location for future 'Office' land use.

March 31, 2010-The project application was filed to rezone the site to the Office Commercial zoning district.

July 8, 2010-Project was taken before the Planning Commission for their review and recommendation regarding the proposed rezoning to the Office zoning district.

September 2010-Applicant requested freeze in processing of application.

July 2012-Applicant requested resumption of processing of rezoning application.

## 2. Surrounding Land Uses

North: Office Complex  
South: County Law Enforcement Offices  
East: State Law Enforcement Offices  
West: Single Family Dwelling

Across the street to the north is a multi-story office complex, to the east and south are law enforcement offices and facilities, and to the west is a single family home.

## 3. Existing Land Use - Project Site

The project site is two parcels totaling 0.53 acres. One parcel (426 Russell Avenue) is an undeveloped lot and the other (432 Russell Avenue) is developed with a single family home built in 1953. Both parcels are accessed off of Russell Avenue and are less than one block west of Mendocino Avenue.

## ANALYSIS

### 1. Project Description

The project proposes the rezoning of two parcels (0.53 acres) in northeast Santa Rosa from the R-3-18 zoning district to the Office Commercial (CO) district to gain consistency with the Office General Plan designation. The applicant intends to re-occupy the existing single family home as an office space. While no other actions or development are currently proposed as an aspect of the project, some additional modifications may be required of the existing structure and site to meet the needs of the property owners. These modifications could trigger additional discretionary review and/or permits depending on the changes needed to meet the standards for commercial office occupancy.

The surrounding properties are primarily public and commercial office spaces however there are some single family homes directly west of the project site and some multifamily homes throughout the surrounding neighborhood.

2. General Plan

The General Plan designation for the project site (two parcels) is Office making the current R-3-18 zoning designation inconsistent. The three parcels to the west are also designated as Office by the General Plan but are developed with residential units and zoned R-3-18 as well. The project proposes to rezone two properties 426 and 432 Russell Avenue to gain General Plan conformance to allow the re-occupancy of the existing single family structure with an office land use and clear one of the regulatory requirements for future re-development of both parcels with an office development project.

Some General Plan policies applicable to the proposal include:

- EV-A-4      Provide expedited permit review processing for time-sensitive development proposals which meet General Plan goals.
  
- LUL-I-1      Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele.
  
- 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.
  
- EV-D-4      Seek innovative ways to reduce the cost burden of infrastructure provision on industrial and commercial development, without transferring the burden to the residential sector.

This project meets many of the goal and policies of the General Plan in that it provides office services within close proximity to the County of Sonoma administrative complex and Kaiser Hospital; It will expand on the existing employment opportunities by providing an office complex easily accessed from a variety of locations; And it provides these benefits by proposing to re-use an existing structure until such time as the market can support the construction of a dedicated office building.

3. Zoning

- North:      Office/Commercial (CO) Zoning
- South:     Public Institutional (PI) Zoning
- East:      Public Institutional (PI) Zoning
- West:      Multi-Family Zoning (R-3-18)

The CO zoning district is applied to areas appropriate for administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. Residential uses may also be accommodated as part of mixed-use projects. The CO zoning district is consistent with and implements the Office land use classification of the General Plan.

4. Parking

Parking analysis is not applicable to the proposed project.

5. Environmental Review

As the project proposes to rezone to a zoning district to implement the underlying Office General Plan designation of the property, the project relies upon the General Plan Update 2035 Environmental Impact Report (November 3, 2009, SCH No. 2008092114) for compliance with the California Environmental Quality Act (CEQA) per Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).

The General Plan 2035 EIR was certified by the Council on November 3, 2009. Staff finds that the zoning changes are within the scope of the General Plan EIR as the proposed changes implement the General Plan designation of the properties. This change is “consistent with the development density established by the existing zoning, community plan, or general plan policies for which an EIR was certified”.

Essentially, the zoning code changes implement the existing General Plan land use designations and have not been identified as having “project specific impacts peculiar to the project sites”. Based on this analysis, staff concludes that the project is exempt from further environmental review pursuant to Section 15183 of the California Environmental Quality Act (CEQA).

Section 15183 Projects Consistent with a Community Plan, General Plan, or Zoning

“CEQA mandates that projects which are consistent with the development density established by the existing 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.”

This section further states:

“Where the prior EIR relied upon by the lead agency was prepared for a general plan or community plan that meets the requirements of this section, any

rezoning action consistent with the general plan or community plan shall be treated as a project subject to this section.”

Being that the project is a rezoning consistent with the City’s General Plan land use designations, pursuant to CEQA Guidelines Section 15183, the proposed zoning code text amendments are consistent with the General Plan, in that they seeks to *“maintain the economic vitality of commercial properties and will help to provide a range of commercial services that are easily accessible and attractive for people who live and work in Santa Rosa.”*

Additionally, there are no effects peculiar to this project that were not addressed in the General Plan EIR, there are no effects which were not previously analyzed as significant effects, there are no potentially significant cumulative or off-site effects, and there are no previously identified significant effects, which as a result of substantial new information, are determined to have more severe impacts.

Any future development or land use project implementing the proposed text amendments will be subject to environmental review to analyze that projects potential environmental impacts.

6. Comments/Actions by Other Review Boards/Agencies

No other actions are necessary for the rezoning decision.

7. Neighborhood Comments

No neighborhood comments have been received on the proposal to rezone the project site from the R-3-18 zoning district to the Office/Commercial (CO) zoning district.

8. Public Improvements/On-Site Improvements

No site improvements have been proposed or required as an aspect of the project.

9. Planning Commission Review

10. Issues

Staff did not identify any issues with the proposed rezoning to the Office zoning district, consistent with the Office General Plan designation of the properties.

RECOMMENDATION

It is recommended by the Community Development Department and the Planning Commission that the City Council, by ordinance, reclassify two parcels located at 426 and 432 Russell Avenue from the R-3-18 zoning district to the Office Commercial zoning district to gain consistency with the City of Santa Rosa General Plan.

Author: Noah Housh

Attachments:

- Applicants Plans (Neighborhood Context Map, Site Analysis Map, Assessor's Parcel Maps)
- Existing General Plan and Zoning Map
- July 8, 2010 Planning Commission Minutes and Resolution



Rezoning of two parcels from R-3-18 to CO  
 (Commercial) to be consistent with the Office  
 General Plan designation. Future use is  
 proposed to be a law office. File No.  
**REZ10-002**

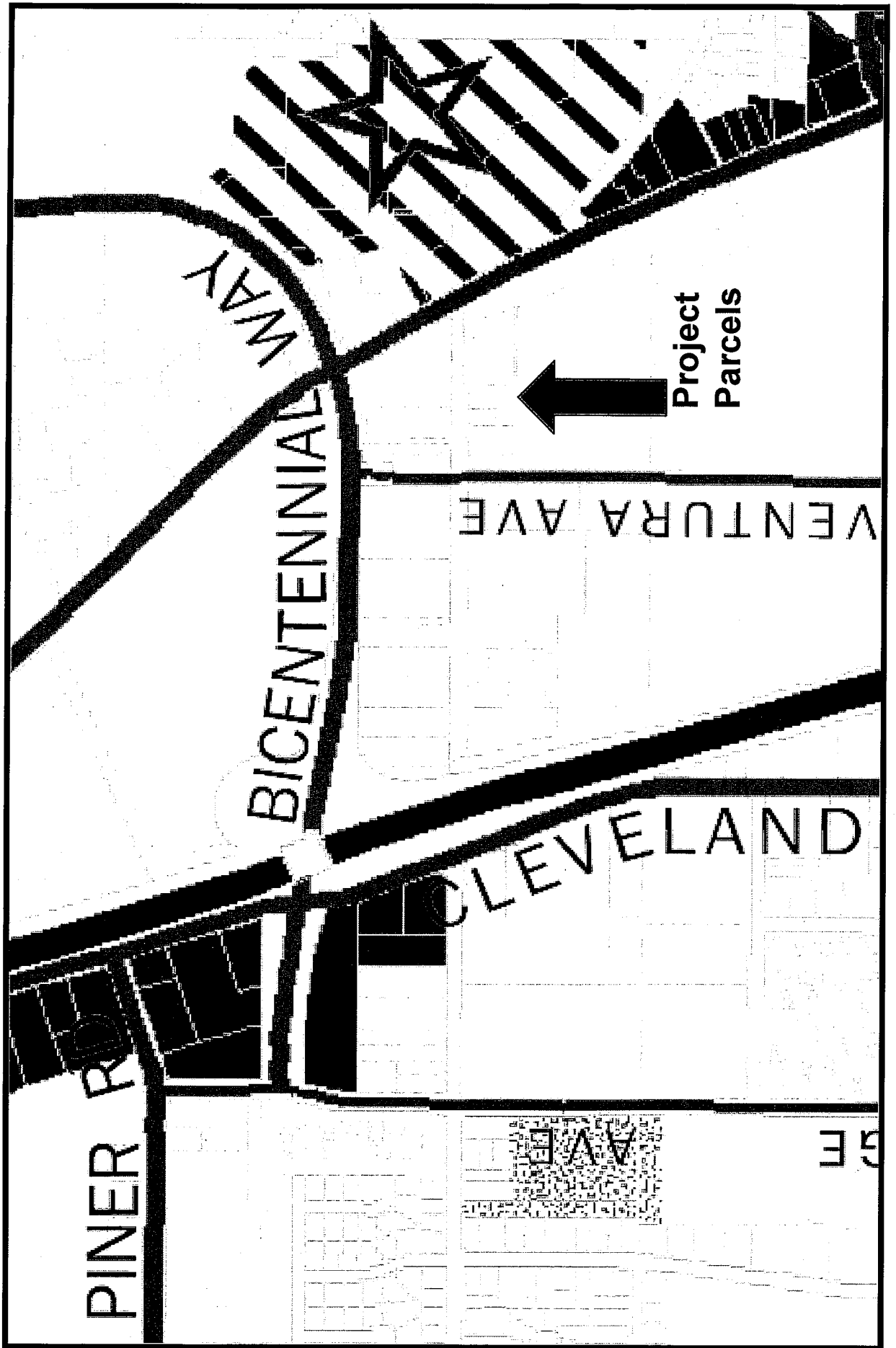


11/13/2012

Scale 1: 1,552



# Surrounding General Plan Designations







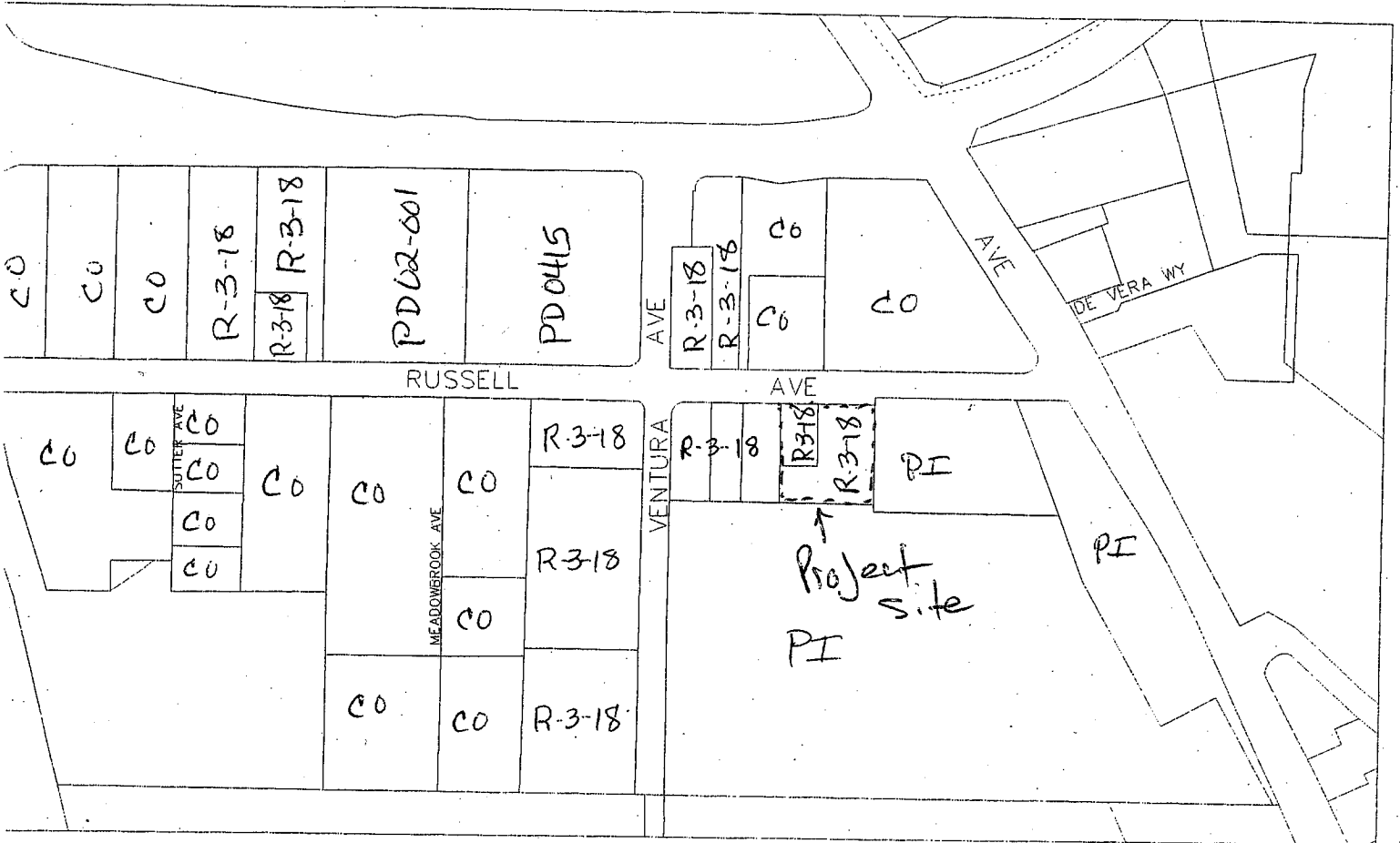
# 426 RUSSELL AVE - REZONING

↗ 432 Russell Ave

CITY OF SANTA ROSA  
P.O. Box 1678  
Santa Rosa, CA 95402

MAR 31 2010

DEPARTMENT OF  
COMMUNITY DEVELOPMENT



NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

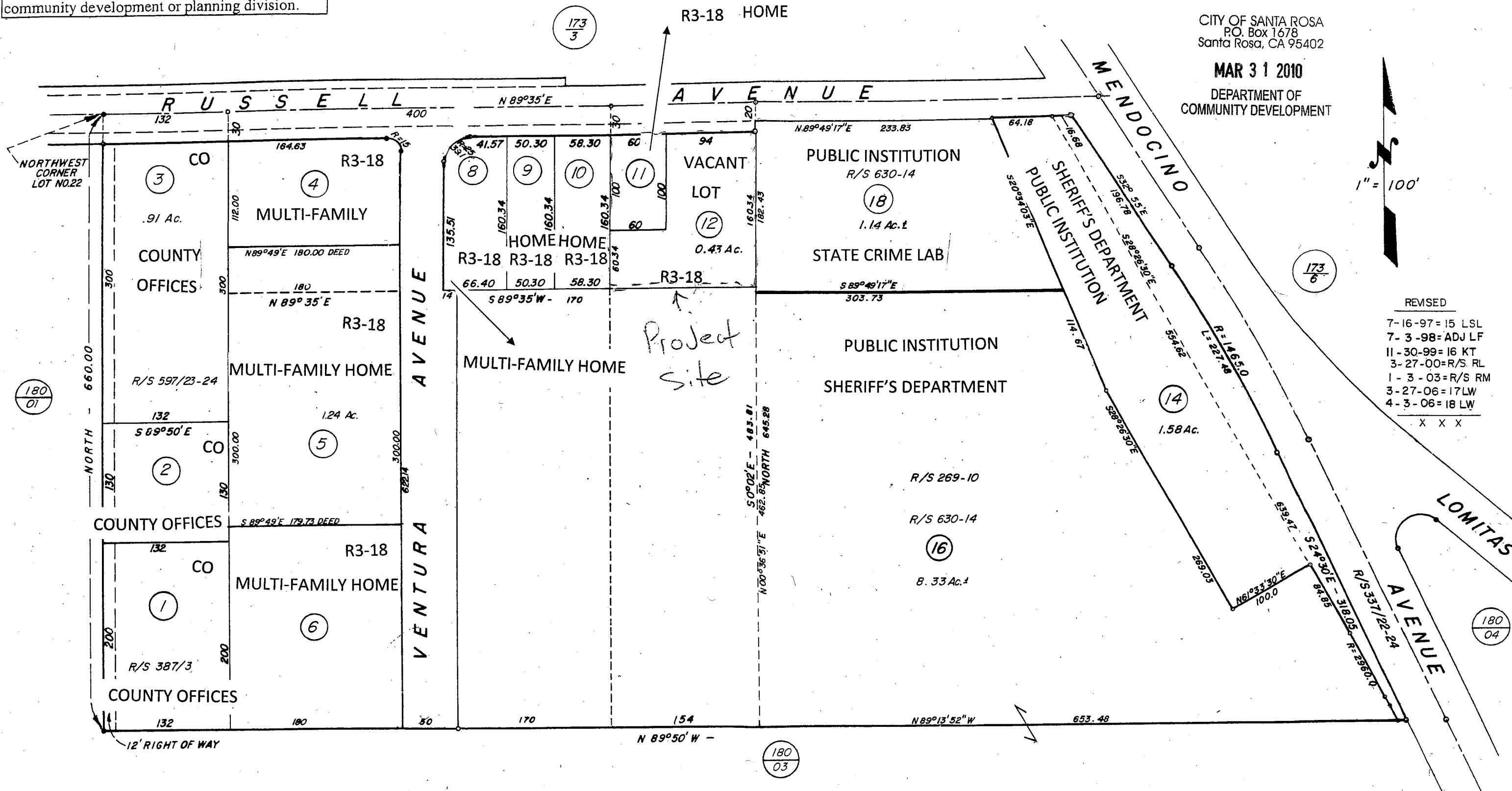
# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
4-002

180-02

CITY OF SANTA ROSA  
P.O. Box 1678  
Santa Rosa, CA 95402

MAR 31 2010  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT



- REVISED
- 7-16-97=15 LSL
  - 7-3-98=ADJ LF
  - 11-30-99=16 KT
  - 3-27-00=R/S RL
  - 1-3-03=R/S RL
  - 3-27-06=17 LW
  - 4-3-06=18 LW
- X X X

*Project Site*

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

## LOT NO. 22 SANTA ROSA RURAL TRACTS

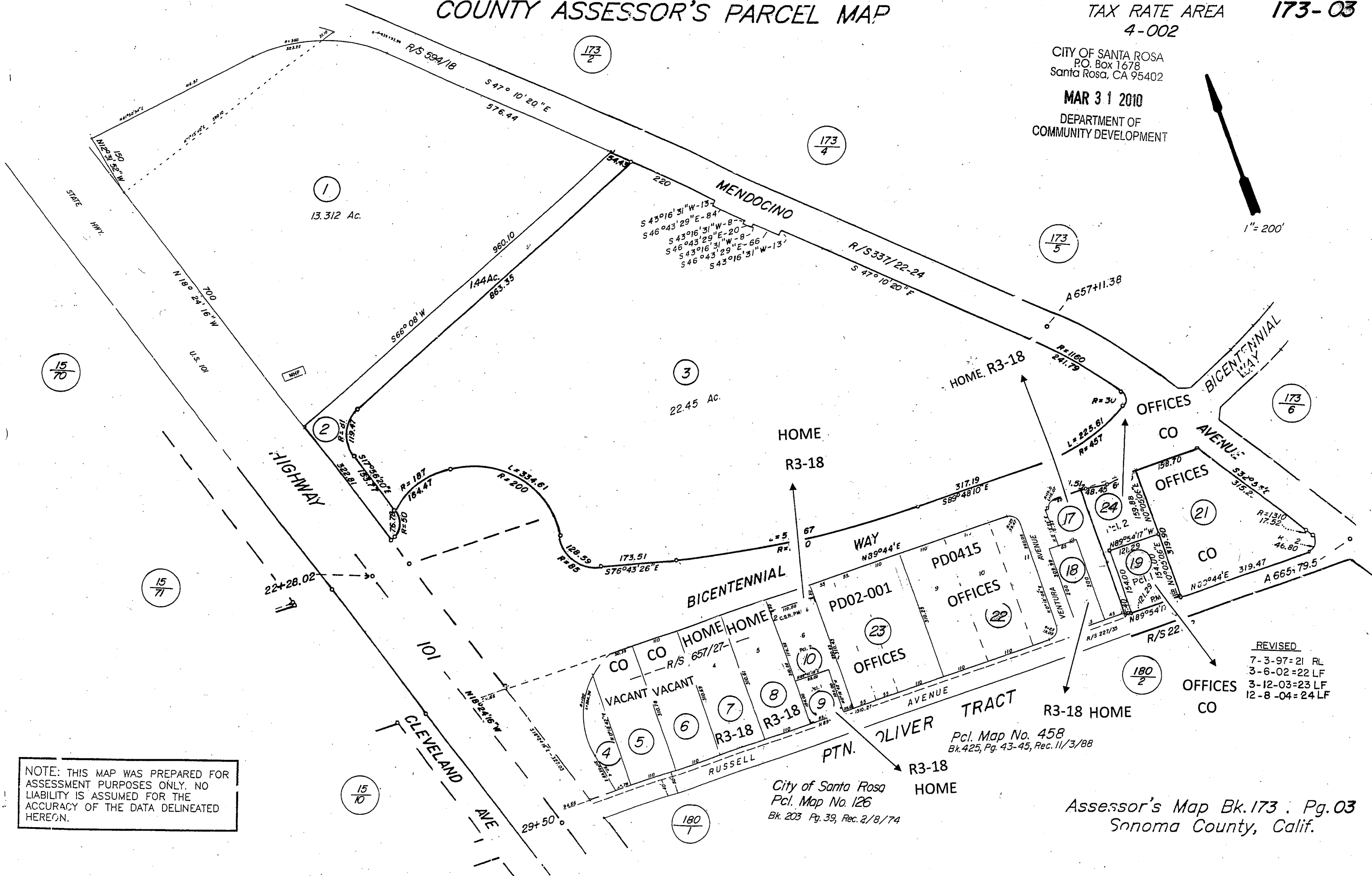
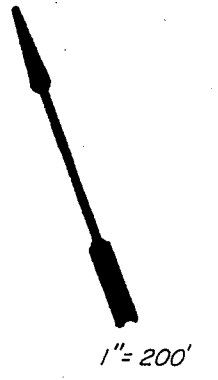
# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
4-002

173-03

CITY OF SANTA ROSA  
P.O. Box 1678  
Santa Rosa, CA 95402

MAR 31 2010  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

City of Santa Rosa  
Pcl. Map No. 126  
Bk. 203 Pg. 39, Rec. 2/8/74

Pcl. Map No. 458  
Bk. 425, Pg. 43-45, Rec. 11/3/88

Assessor's Map Bk. 173 : Pg. 03  
Sonoma County, Calif.

REVISED  
7-3-97=21 RL  
3-6-02=22 LF  
3-12-03=23 LF  
12-8-04=24 LF

CITY OF SANTA ROSA  
P.O. Box 1678  
Santa Rosa, CA 95402

MAR 31 2010

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

MENDICINO AVE.

Sheriff's  
Dept.

OFFICE  
COMPLEX

RUSSELL  
AVE

OFFICE  
Complex

AVE

SITE ANALYSIS

Open  
Dirt  
Lot

EXISTING  
Home  
Structure

Single Family  
Dwelling

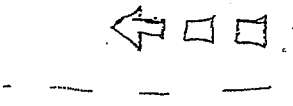
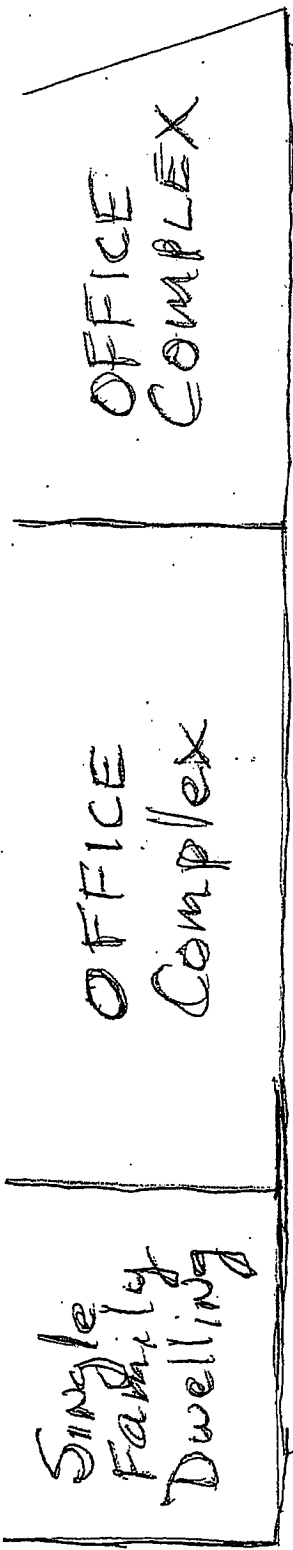
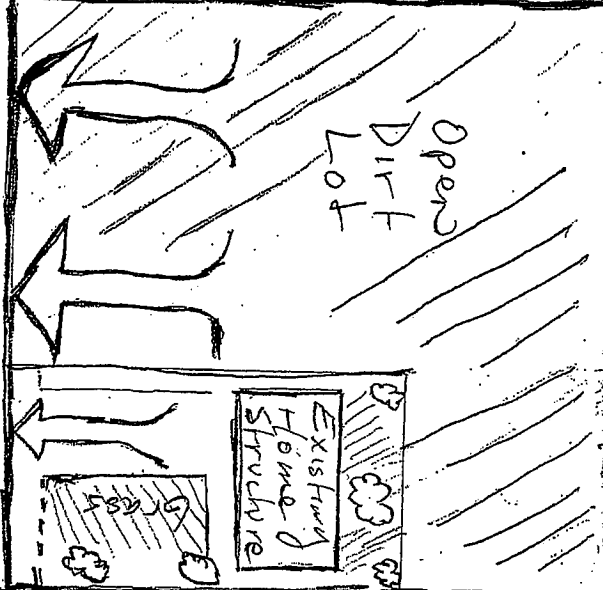
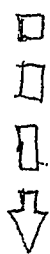
Single Family  
Dwelling

Multi Residential Dwelling

Parking Lot  
Sheriff's Dept.  
Courthouse

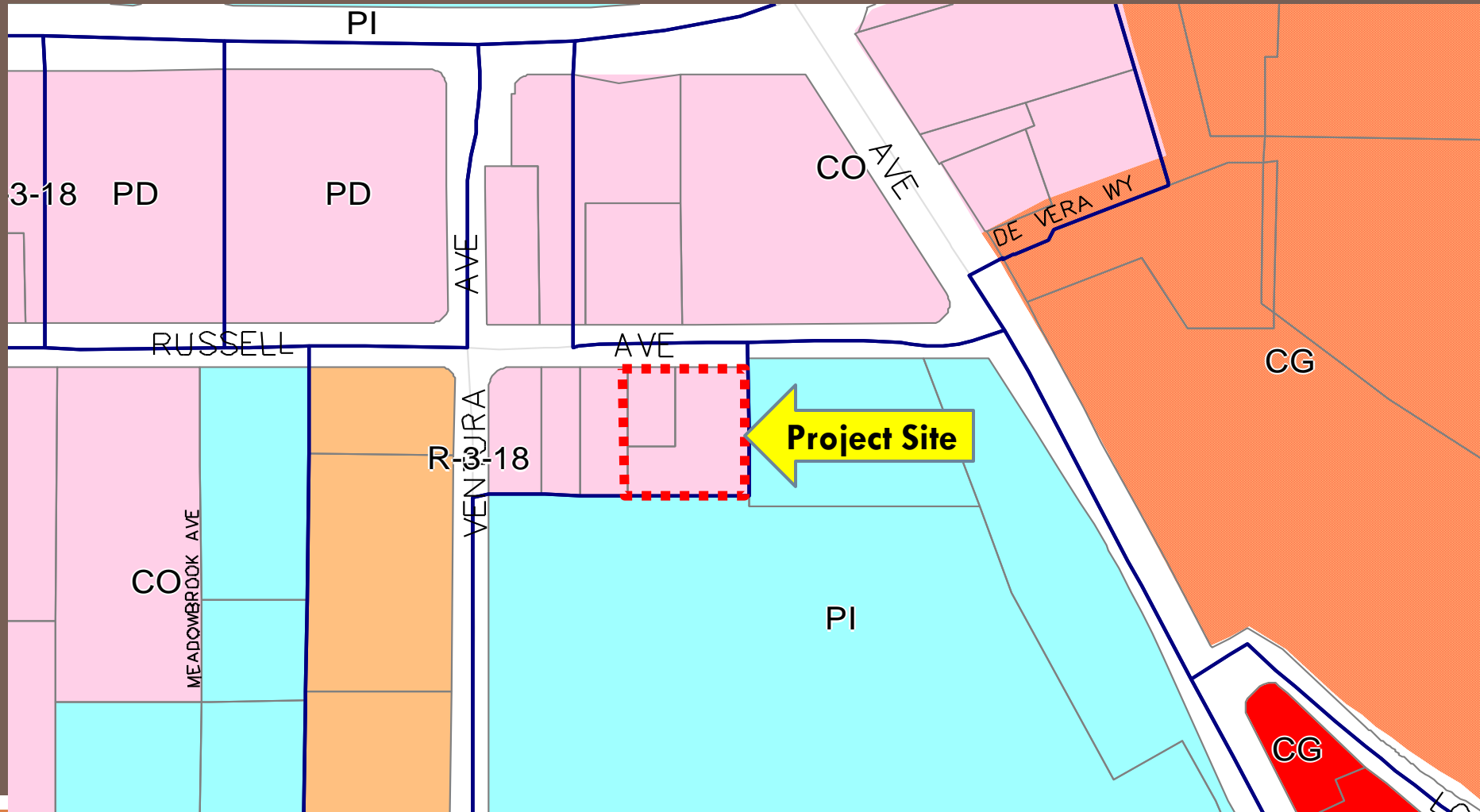
Single  
Family  
Dwelling

VENTURA AVE





# EXISTING GENERAL PLAN AND ZONING MAP



426 & 432 Russell Avenue Office Rezoning

**CITY OF SANTA ROSA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, JULY 8, 2010**

**1. CALL TO ORDER**

Chair Duggan called the meeting to order at 4:00 p.m.

**2. ROLL CALL**

Commissioners present: Commissioners Bañuelos, Byrd, Carlstrom, Cisco, Faber, Poulsen, and Chair Duggan.

**3. APPROVAL OF MINUTES**

The Minutes of June 10, 2010 were approved as presented.

**4. PUBLIC APPEARANCES**

No appearances

**5. DEPARTMENT REPORT**

Clare Hartman addressed the commission regarding the need for electing a new vice chair as well as an appointment to the Waterways Committee was needed. She also acknowledged the recent retirement of Marie Meredith and expressed her appreciation for her many years of service.

**6. PLANNING COMMISSIONER'S REPORT**

Commissioner Poulsen – expressed his appreciation for Marie and for her many contributions.

Chair Duggan also expressed her appreciation of Marie Meredith and welcomed Clare in Marie's place; she also welcomed new commissioners Carlstrom, Byrd and Faber.

Chair Duggan appointed herself to the Art in Public Places Committee to replace Commissioner Allen and stated she has asked Commissioner Cisco to consider the Waterways Committee and if she decides not to serve in that capacity another appointment will be made. Nominations for vice chair will take place at the next meeting.

**7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

Commissioner Poulsen – will abstain from item 11 due to owning property within the Station Area Plan and from item 12 due to his membership of the golf course next to subdivision.

Commissioner Carlstrom will abstain from item 11 due to living and working in the downtown area.

**8. CONSENT AGENDA**

None

- 9. PUBLIC HEARING – REZONING – WOODS-CARLIER OFFICE REZONING – 426 Russell Avenue – Application to rezone two parcels totaling 0.42 acres from the R-3-18 Zoning District to the Commercial Office (CO) Zoning District to gain consistency with the underlying 'Office' General Plan designation and allow for office use of the existing single family home and streamline future redevelopment of the site – File Number REZ10-002**



Ex-Parte Disclosures:

Commissioner Poulsen visited the site

Commissioner Cisco visited the site

Commissioner Byrd no disclosures

Commissioner Bañuelos visited the site

Commissioner Faber visited the site

Commissioner Carlstrom spoke with a representative of the Housing Advocacy Group but has no new information that is not in the packet.

Chair Duggan visited the site

City Planner, Noah Housh gave the staff report.

Public Hearing:

No speakers

Commissioners discussion ensued:

All commissioners expressed their support

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve **Resolution 11540: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 426 AND 432 RUSSELL AVENUE (APN 180-020-012 AND 180-020-011) TO THE OFFICE ZONING DISTRICT – FILE NUMBER REZ10-002**

The motion carried with the following vote:

AYES: (7) (Banuelos, Byrd, Carlstrom, Cisco, Duggan, Faber, Poulsen)

NOES: (0)

ABSTENTIONS (0)

ABSENT: (0)

- 10 PUBLIC HEARING – REZONING – STONY POINT PLAZA – 711 Stony Point Road – Application to rezone from the Planned Development (PD) to the CG (General Commercial) District to make the commercial center zoning consistent with the ‘Retail and Business Services’ land use designation of the Santa Rosa General Plan – File Number REZ10-004.

Ex-Parte Disclosures:

Commissioner Bañuelos visited the site

Commissioner Faber visited the site

Commissioner Carlstrom spoke with a rep of the housing advocacy group, did not visit the site and had no new information that was not in the report

Commissioner Poulsen visited the site

Commissioner Cisco had visited the site many times

Commissioner Byrd visited the site and spoke with two residents near the location

Chair Duggan visited the site

City Planner Bill Rose gave the staff report

RESOLUTION NO. 11540

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 426  
AND 432 RUSSELL AVENUE (APN 180-020-012 AND 180-020-011) TO THE OFFICE  
ZONING DISTRICT - FILE NUMBER REZ10-002

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 426 and 432 Russell Avenue in the R-3-18 District is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- 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;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the proposed rezoning to Office Commercial is consistent with the site's Office General Plan designation, therefore, the project relies upon the General Plan Update 2035 Environmental Impact Report (November 3, 2009, SCH No. 2008092114), and is consistent with CEQA Section 15183 (Projects consistent with a Community Plan, General Plan, or Zoning).
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
- E. 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.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

- 1. A building permit is required for any demolition, construction, grading, and/or change of occupancy on the project site.
- 2. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

3. Additional modifications to the existing structure and site, located at 426 Russell Avenue, may be required to allow the occupancy of this structure for commercial uses. These modifications may trigger additional discretionary approvals and/or conditions placed on the proposed use.
4. Santa Rosa City Code requires an illuminated address sign be mounted on the street side of the structure - See SRFD Information Bulletin 015 for details.
5. The future conversion to an office will necessitate a Building Code Occupancy Classification change from Group R to Group B. This will require an evaluation of the exterior wall fire resistiveness due to the proximity to the Southern property line. Exterior wall construction, opening location and fire rating of openings may be affected. Additionally, fire sprinklering of the entire structure or portions of, may be required to allow this occupancy.
6. Future interior tenant improvement work may require the occupant to obtain a permit from the Santa Rosa Building Department. Prior to work consult the Building Department for requirements.
7. A backflow device per City Standard 876 may be required on the existing water service. Potential threats to the public water system will be determined during the review of any Building Permit applications.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 426 and 432 Russell Avenue from the R-3-18 District to the Commercial Office District, said property more precisely described as: Assessor's Parcel Number(s) 180-020-012 and 180-020-011.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of July, 2010, by the following vote:

AYES: (7) (Banuelos, Byrd, Carlstrom, Cisco, Duggan, Faber, Poulsen)  
 NOES: (0)  
 ABSTENTIONS (0)  
 ABSENT: (0)

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

ATTEST: \_\_\_\_\_  
 EXECUTIVE SECRETARY