

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE ZONING CODE TABLE 2-2 (ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS), TABLE 2-6 (ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS), TABLE 2-10 (ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR INDUSTRIAL DISTRICTS), TABLE 2-12 (ALLOWABLE LAND USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE DISTRICTS), TABLE 2-20 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR LIMITED LIGHT INDUSTRIAL DISTRICT), SECTION 20-36.040 TABLE 3-4 (AUTOMOBILE AND BICYCLE PARKING SPACES BY LAND USE TYPE), AND SECTION 20-70.020 (DEFINITIONS OF SPECIALIZED TERMS AND PHRASES) - FILE NUMBER REZ12-005

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

Section 1. The Council finds, based on evidence and records presented, that amending Title 20 (Zoning) of the Santa Rosa City Code, as follows, is required to change the City's policies and regulations regarding Medical Service land uses to improve the ability of medical service providers to expand and improve preventative health care services throughout the City.

The Council further finds and determines that the proposed zoning code text amendment to create a new Medical Service land use category entitled "Integrated Medical Health Center" is consistent with the Santa Rosa General Plan in that:

- a. The proposed zoning code text amendment authorizing Medical Service Land Use 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 in that it seeks to expand on the provision of medical services throughout the City and;
- c. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA);
- d. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Title 20 of the Santa Rosa City Code is amended by amending Zoning Code Section 20-22.030 (Residential district land uses and permit requirements); Table 2-2 (Allowed Land Uses and Permit Requirements for Residential Zoning Districts) to incorporate the Integrated Medical Health Center land use under use section heading "Services-Business, Financial, Professional", as follows:

Section 3. Amend Zoning Code Section 20-23.030 (Commercial District Land Uses and Permit Requirements); Table 2-6 (Allowed Land Uses and Permit Requirements for Commercial) to incorporate the Integrated Medical Health Center land use under use section heading “Services-Business, Financial, Professional”, as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	P		Permitted Use, Zoning Clearance required					
	MUP		Minor Conditional Use Permit required					
	CUP		Conditional Use Permit required					
	S		See Specific Use Regulations for permit requirement					
	—		Use not allowed					
LAND USE (1)	PERMIT REQUIRED BY DISTRICT							See Use Regulations
	CO	CN (7)	CG (8)	CV	CD (3)	CSC (2)	TV-M	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL								
ATM	P	P	P	P	P	P	P	20-42.044
Bank, financial services	MUP	P	P	—	P	P	P(5)	
Business support service	MUP	MUP	P	—	P	P	P	
Medical service—Clinic, lab, urgent care	P	—	P	—	P	—	—	
Medical service—Doctor office	P	—	P	—	P	—	—	
Medical service—Health care facility	MUP	—	MUP	—	—	—	—	20-42.060
Medical service—Hospital	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Medical service—Integrated Medical Health Center	P	MUP	P	---	P	P	MUP	
Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	—	—	—	
Office—Accessory	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P(5)	
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	—	MUP	
Office—Professional	P	MUP	P	—	P	—	P(5)	

Section 4. Amend Zoning Code Section 20-24.030 (Industrial District land Uses and Permit Requirements); Table 2-10 (Allowed Land Uses and Permit Requirements for Industrial Districts) to incorporate the Integrated Medical Health Center land use under use section heading “Services-Business, Financial, Professional”, as follows:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			Specific Use Regulations
	BP	IL	IG	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

LAND USE (1)	BP	IL	IG	Specific Use Regulations
ATM	P	P	—	20-42.044
Bank, financial services	P	—	—	
Business support service	P	P	MUP	
Medical service—Clinic, lab, doctor office	P	—	—	
Medical service—Health care facility	MUP	—	—	20-42.060
Medical service-Integrated medical health center	P	MUP	---	
Medical service—Urgent care	MUP	—	—	
Medical service—Veterinary clinic, animal hospital	—	MUP	MUP	
Office—Accessory	P	P	P(3)	
Office—Business/service	P	—	—	
Office—Government	P	—	—	
Office—Processing	MUP	—	—	
Office—Professional	P	—	—	

Section 5. Amend Zoning Code Section 20-26.030 (Special purpose district land uses and permit requirements); Table 2-12 (Allowed Land Uses and Permit Requirements for Special Purpose Districts) to incorporate the Integrated Medical Health Center land use under use section heading “Services-Business, Financial, Professional”, and add new note (2) as follows:

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts	P	Permitted Use, Zoning Clearance required		
	MUP	Minor Conditional Use Permit required		
	CUP	Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
LAND USE (1)	PERMIT REQUIRED BY ZONE			Specific Use Regulations
	OSR	OSC	PI	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	---	---	P	
Medical service—Clinic, urgent care	—	—	P(2)	
Medical service—Doctor office	—	—	MUP	
Medical service—Health care facility	—	—	MUP	20-42.060
Medical service—Hospital	—	—	CUP	
Integrated medical health center	---	---	P (2)	
Medical service--Lab	---	---	P(2)	
Office-Accessory	P	P	P	
Office-Government	MUP	MUP	P	
Office-Professional	---	---	MUP	

Notes:

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.

Section 6. Amend Zoning Code Section 20-28.070 (Limited Light Industrial (-LIL) combining district); Table 2-20 (Allowed Land Uses and Permit Requirements for Limited Light Industrial (-LIL) District) to incorporate the Integrated Medical Health Center land use under use section heading “Services-Business, Financial, Professional”, as follows:

TABLE 2-20 Allowed Land Uses and Permit Requirements for Limited Light Industrial (-LIL) District	P	Permitted Use, Zoning Clearance required
	MUP	Minor Conditional Use Permit required
	CUP	Conditional Use Permit required
	S	See Specific Use Regulations for permit requirement
	—	Use not allowed
LAND USE (1)	PERMIT REQUIRED	Specific Use Regulations

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	20-42.044
Bank, financial services	—	
Business support service	P	
Medical service—Clinic, urgent care	MUP	
Medical service—Doctor office	—	
Medical service—Health care facility	MUP	20-42.060
Medical service—Integrated Medical Health Center	MUP	
Medical service-Lab	P	
Office—Accessory	P	
Office—Business/service	—	
Office—Government	—	
Office—Processing	—	
Office—Professional	—	

Section 7. Amend Zoning Code Section 20-36.040 (Number of Parking Spaces Required); Table 3-4 (Automobile and Bicycle Parking Requirements by Land Use Type) to incorporate parking requirements for the Integrated Medical Health Center land use under use section heading “Services-Business, Financial, Professional”, as follows:

Land Use Type: Services—Business, Financial, Professional (1) (continued)	Number of Parking Spaces Required	
	Vehicle	Bicycle
Medical service	1 space for each 300 sf.	1 space per 6,000 sf.
Clinic, lab, urgent care		
Doctor office	1 space for each 200 sf.	1 space per 4,000 sf.
Health care facility	As determined by MUP.	
Hospital	As determined by CUP.	
Integrated Medical Health Center	1 space for each 250 sf. of recreation and fitness area, not including that area devoted to athletic courts located within the building, plus 2 spaces per athletic court, plus 1 space per 300 sf. of medical clinic/office use.	1 space per 4,000 sf.
Veterinary clinic, animal hospital	As determined by MUP.	

Section 8. Amend Zoning Code Section 20-70.020 (Definitions of Specialized Terms and Phrases) to add the term “Medical Service-Integrated Medical Health Center” the definition of which shall read as follows:

“Medical Service-Integrated Medical Health Center-A medical wellness center which may be directly affiliated with a hospital or medical complex, membership based, and open to the public as well as referred patients. In addition to exam rooms and physician offices, the facility provides courses and equipment for physical rehabilitation, fitness, and wellness. Examples include but are not limited to cardiac and pulmonary rehabilitation, cardio and strength training, aquatics, integrative classes and training for all wellness therapy, stress management, esthetician, nutritional counseling, and physical, occupational and speech therapy. These facilities are staffed in part by medical professionals including physicians.”

Section 9. Environmental Determination. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the proposed zoning code text amendments have been found consistent with the land uses envisioned by the City’s General Plan designations, therefore, pursuant to CEQA Guidelines Section 15183, the proposed regulations are consistent with General Plan policies, including but not limited to: 1) Maintain vibrant, convenient and attractive commercial centers; 2) Providing 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 attract a regional clientele, and 3) Maintain an adequate supply of employment centers in a variety of locations and settings to ensure the city’s continued economic vitality.

Furthermore, a program EIR was certified for the 2035 General Plan Update (November 3, 2009, SCH No. 2008092114) and staff has determined based on current review that any potential impacts of this project were previously and adequately assessed under this document and staff has further determined, consistent with the application of CEQA Section 15183, 1) there are no effects peculiar to this project that were not addressed in the General Plan EIR, 2) there are no effects which were not previously analyzed as significant effects, 3) there are no potentially significant cumulative or off-site effects, and 4) there are no previously identified significant effects, which as a result of substantial new information, are determined to have more severe impacts. Furthermore, any potential indirect secondary impacts of the proposed zoning amendments on the physical environment are speculative and are not reasonably foreseeable, and are therefore, not subject to review under CEQA.

Section 10. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 11. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this _____ day of _____, 2012.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney