

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: PATRICK STREETER, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: SPINSTER INN REZONING – CLERICAL CORRECTION

AGENDA ACTION: INTRODUCE ORDINANCE

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, introduce an ordinance to reclassify one (1) parcel located at 407 South A Street (APN: 010-221-016) from R-2 (Medium Density Multi-Family Residential) to CG (General Commercial), consistent with the policies in the General Plan and Downtown Station Area Specific Plan.

EXECUTIVE SUMMARY

On September 22, 2015, the Council, by a unanimous vote, adopted Ordinance No. 4049, with the intent to rezone a parcel on South A Street from R-2 (Medium Density Multi-Family Residential) to CG (General Commercial). The rezoning was meant to accommodate the development of the Spinster Inn, a proposed 9-room hotel with ground floor retail. While the exhibits and presentation provided to the Council and the public correctly showed the proposed rezoning, the staff report and the draft ordinance incorrectly identified the subject parcel as 413 South A Street, a parcel that was already within the CG zoning district. Ordinance No. 4049 was thus ineffective. It failed to rezone the intended parcel and made no change to the zoning on the parcel it identified. This action will correctly reclassify the parcel located at 407 South A Street (APN: 010-221-016) from R-2 to CG.

BACKGROUND

On July 23, 2015, the Planning Commission adopted by a 4-0-2-1 vote (Commissioners Crocker and Duggan being absent and Vice-Chair Stanley abstaining), a resolution recommending that the Council adopt the requested rezoning.

On August 6, 2015, a public hearing was held before the Zoning Administrator, after which the Zoning Administrator approved a Conditional Use Permit and Design Review for the proposed Spinster Inn project. Building permits for that project are in process.

SPINSTER INN REZONING – CLERICAL CORRECTION

PAGE 2 OF 3

On September 15, 2015, the Council introduced an ordinance to rezone one of the Spinster Inn project parcels from R-2 to CG. The address and APN on the draft ordinance identified the incorrect parcel for rezoning.

On September 22, 2015, after a second reading, the Council adopted Ordinance No. 4049.

PRIOR CITY COUNCIL REVIEW

The Council was supportive of the reclassification of the parcel. The question was raised as to whether eliminating a parcel from the R-2 classification could negatively affect housing development potential. Staff responded that the parcel in question is within an area identified for mixed use in the General Plan and the Downtown Station Area Specific Plan; reclassifying to the CG district would be consistent with that land use designation and would not preclude residential development of the site.

ANALYSIS

This action will correct a clerical error, consistent with the original intent of the adopted ordinance.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The Spinster Inn project and associated rezoning were found to qualify for a statutory exemption from the California Environmental Quality Act (CEQA) under Section 21155.4 of the California Public Resources Code.

The project also qualifies for CEQA streamlining under Sections 15183 (projects consistent with a specific plan) and 15183.3 (infill development projects). Because these sections only require review of previously unanticipated impacts and project specific effects which are peculiar to the site, of which there are none, the streamlining permits the proposed project to progress with no further environmental review.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable

ATTACHMENTS

- Attachment 1 - Staff Report: Spinster Inn, September 15, 2015
- Attachment 2 - Ordinance No. 4049, Adopted September 22, 2015
- Attachment 3 – Draft Corrected Ordinance

CONTACT

Patrick Streeter, Senior Planner
Planning and Economic Development Department
707 543-4323
pstreeter@srcity.org