



Office Commercial Zoning Code Text Amendment

City Council Meeting
November 29, 2016

Amy Nicholson
City Planner

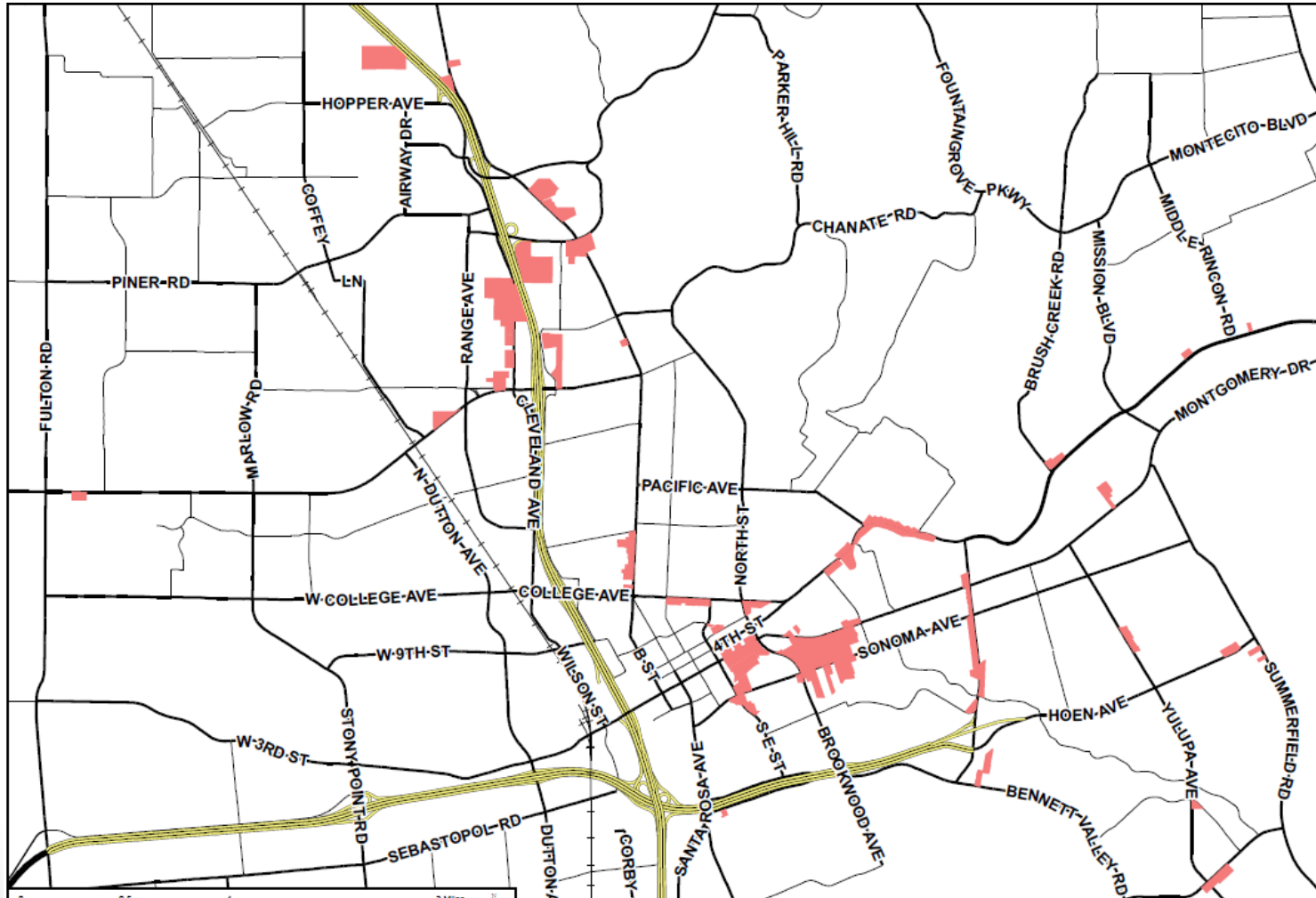
Planning and Economic Development

Project Description

- Amend Land Use Table 2-6 of Chapter 20-23 of the Zoning Code to allow the Lodging-Hotel or Motel land use within the (CO) Office Commercial Zoning District, upon approval of a Minor Conditional Use Permit

Project Location

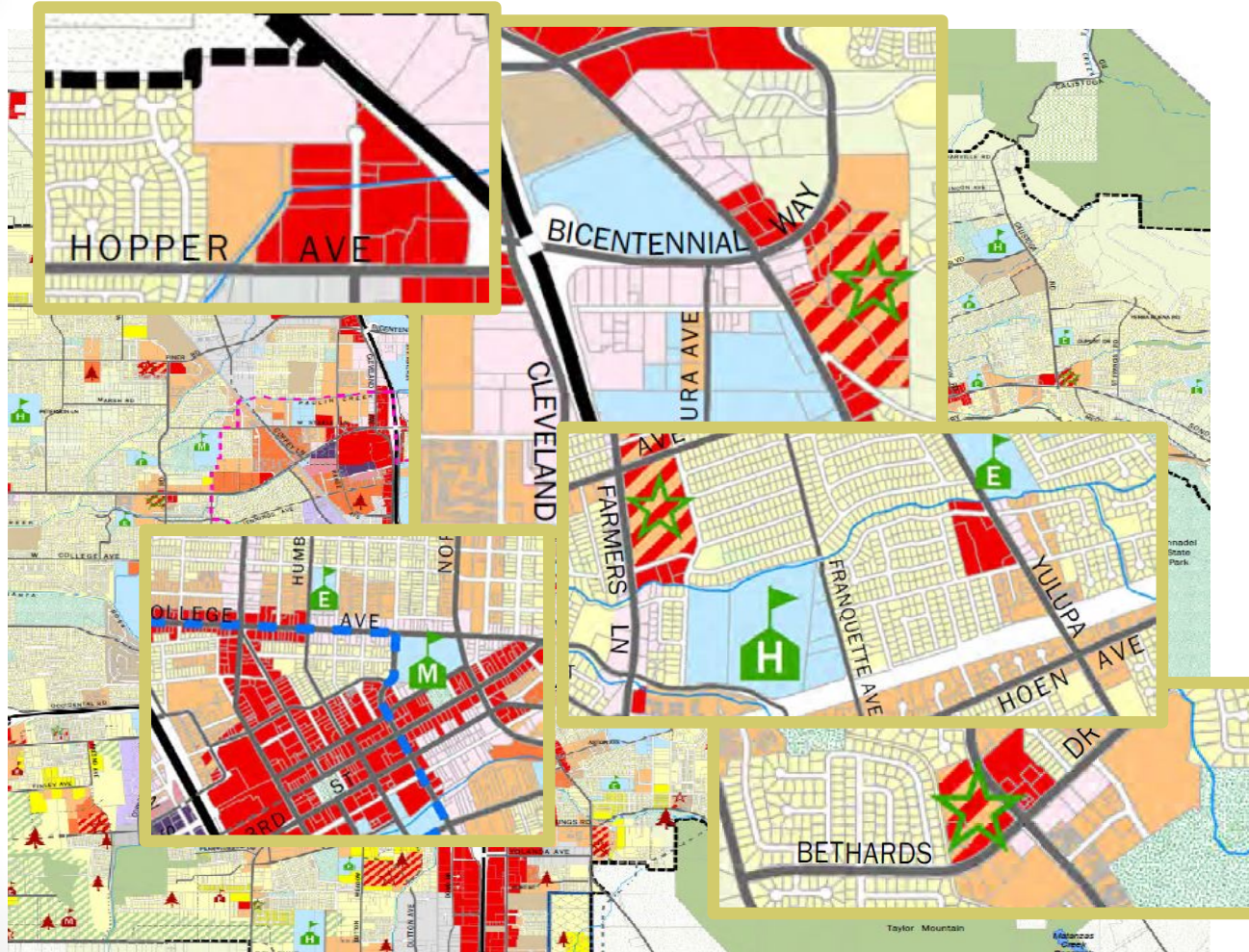
Parcels Citywide with C0 Zoning



Project History

- Pre-Application Meeting held with applicant team and City Staff to discuss a proposal for a Hotel on Airway Drive on April 12, 2016
- Application for a Zoning Code Text Amendment submitted to the Planning and Economic Development Department on May 25, 2016
- Planning Commission recommended approval of the Zoning Code Text Amendment to the City Council by a vote of 5-0-2-0 on September 22, 2016

General Plan



-  Country Residential (0.05-0.2 units per acre)
-  Very Low Density Residential (0.2-2.0 units per acre)
-  Low Density/Open Space (2.0-8.0 units per acre)
-  Low Density Residential (2.0-8.0 units per acre)
-  Medium Low Density Residential (8.0-13.0 units per acre)
-  Medium Density Residential (8.0-18.0 units per acre)
-  Medium High Density Residential (18.0-30.0 units per acre)
-  Transit Village Medium (25.0-40.0 units per acre)
-  Mobile Homes (4.0-18.0 units per acre)
-  Transit Village Mixed Use (40 units per acre minimum)
-  Retail & Business Services
-  Office
-  Business Park
-  Light Industry
-  General Industry
-  Public/Institutional
-  Parks and Recreation
-  Open Space
-  Agriculture

General Plan

Land Use and Livability:

- LUL-I Maintain vibrant, convenient, and attractive commercial centers.
- 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 Maintain the economic vitality of business parks and offices, and Santa Rosa's role as a regional employment center.
- LUL-J-3 Allow limited support retail and business services – such as cafes, delis, and dry-cleaners – where the land use classification on the General Plan Land Use Diagram is Office or Business Park.

General Plan

Economic Vitality:

- EV-B Facilitate the retention and expansion of existing businesses and provide sufficient land for business expansion and attraction of new employers that utilize the area's existing labor pool.
- EV-B-1 Monitor land use and development trends in the city to ensure an adequate supply of land that offers diverse use designations and development intensities.
- EV-B-7 Focus business attraction efforts on filling vacancies in commercial and industrial structures.
- EV-D Maintain the economic vitality of the downtown, business parks, offices and industrial areas.

General Plan

Economic Vitality (continued):

- EV-D-1 Continue to promote Santa Rosa's role as a regional center.
- EV-D-3 Focus office development within downtown. Encourage business services to locate within downtown to support professional and administrative office uses.
- EV-D-6 Pursue expansion of the number of hotel rooms and conference facilities in order to attract more meetings and conventions to the city. Aggressively promote the city to the visitor and convention markets.

Zoning

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					
PERMIT REQUIRED BY DISTRICT								
LAND USE (1)	CO	CN (7)	CG	CV	CD (3)	CSC (2)	TV-M	Specific Use Regulations
SERVICES— GENERAL								
Accessory services	P	P	P	P	P	P	P	20-42.030
Adult day care	—	P	MUP	—	MUP	P	MUP	
Catering service	—	—	P	—	—	—	—	
Child day care—Large family day care home	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.050
Child day care—Small family day care home	P	P	P	—	P	P	P	20-42.050
Child day care center	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.050
Drive-through service	—	CUP	CUP	—	—	CUP	—	20-42.064
Equipment rental	—	—	P(4)	—	—	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	MUP	MUP	
Lodging—Bed & breakfast inn (B&B)	—	—	MUP	—	P	—	MUP	
Lodging—Hotel or motel	MUP	—	MUP	—	P(4)	—	P	
Mortuary, funeral home	—	—	CUP	—	—	—	—	
Personal services	P	P(2)	P	—	P	P	P	

Zoning

Conditional Use Permit (Minor and Major)

- Public Process
- Provides a process for reviewing land use activities
- Required findings to approve include:
 - Zoning Code and the City Code consistency
 - General Plan and applicable Specific Plan consistency
 - Compatibility of design, location, size, and operating characteristics
 - Site physically suitable for the type, density, and intensity
 - Not a nuisance, injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious
 - In compliance with California Environmental Quality Act

Environmental Review

California Environmental Quality Act (CEQA)

- Proposed Zoning Code text amendment meets the criteria of CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning), and relies on the General Plan 2035 Environmental Impact Report
- Potential traffic and noise impacts specific to Lodging were reviewed
 - Fewer trips per A.M. and P.M. peak hour for Lodging uses when compared Office Uses
 - Impacts to noise were reviewed based on the implementation of the General Plan 2035 and the City's Noise Ordinance
 - Site specific proposal would need to demonstrate compliance with the City's standards

Public Comments

- A number of general inquires regarding affected sites
- Concerns from Bennett Valley residents regarding impacts to noise, traffic, and safety
- Comments in support of proposal to broaden the allowable land uses throughout the city and zoning districts

Recommendations

It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council introduce an ordinance to approve the Zoning Code Text Amendment to Land Use Table 2-6 of Section 20-23.030.

Questions

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