



Spinster Inn

Zoning Map Amendment

413 South A Street; APN 010-221-018

City Council Meeting
September 15, 2015

Patrick Streeter
Senior Planner, Community Development

- Rezone 413 South A Street from R-2 (Medium Density Residential) to CG (General Commercial)
- To accommodate:
 - New two-story, mixed use development
 - 1,800 sq ft ground floor retail
 - 9 hotel rooms with living areas and kitchens

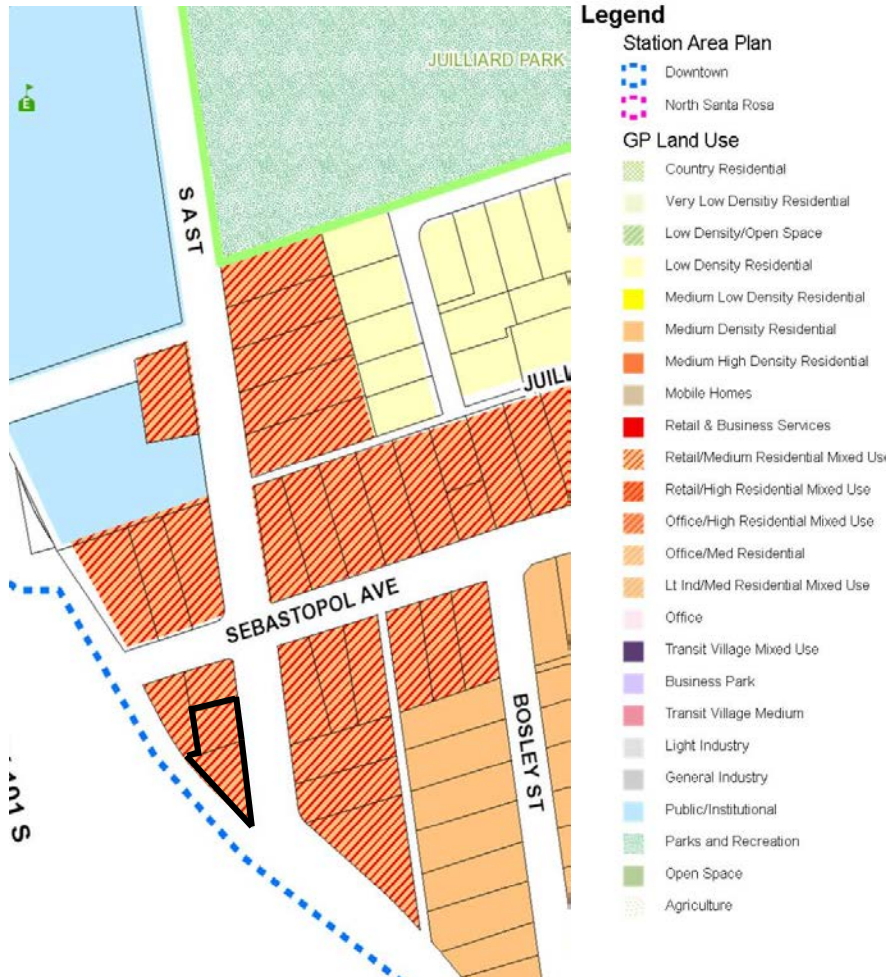
Project Location – 407, 413 South A Street Julliard Park Neighborhood



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- 10/09/07 - Downtown Station Area Specific Plan, a long range land use plan focused on creating a transit supportive environment in and around the planned RR Square SMART station, is adopted
- 12/11/14 - Rezoning application submitted along with applications for Minor Design Review and a Minor Conditional Use Permit
- 07/23/15 – Planning Commission unanimously adopts (4-0) a resolution recommending that the Council adopt the requested rezoning
- 08/06/15 – Following close of public hearing, Zoning Administratoy approves CUP and Design Review



Multiple Land Use Area:

Retail and Business Services,
Medium Density Residential,
or a combination of both

CG is the least restrictive zoning
designation and offers the
greatest flexibility in
implementing the General Plan.



LUL-G:

Promote mixed use sites and centers.

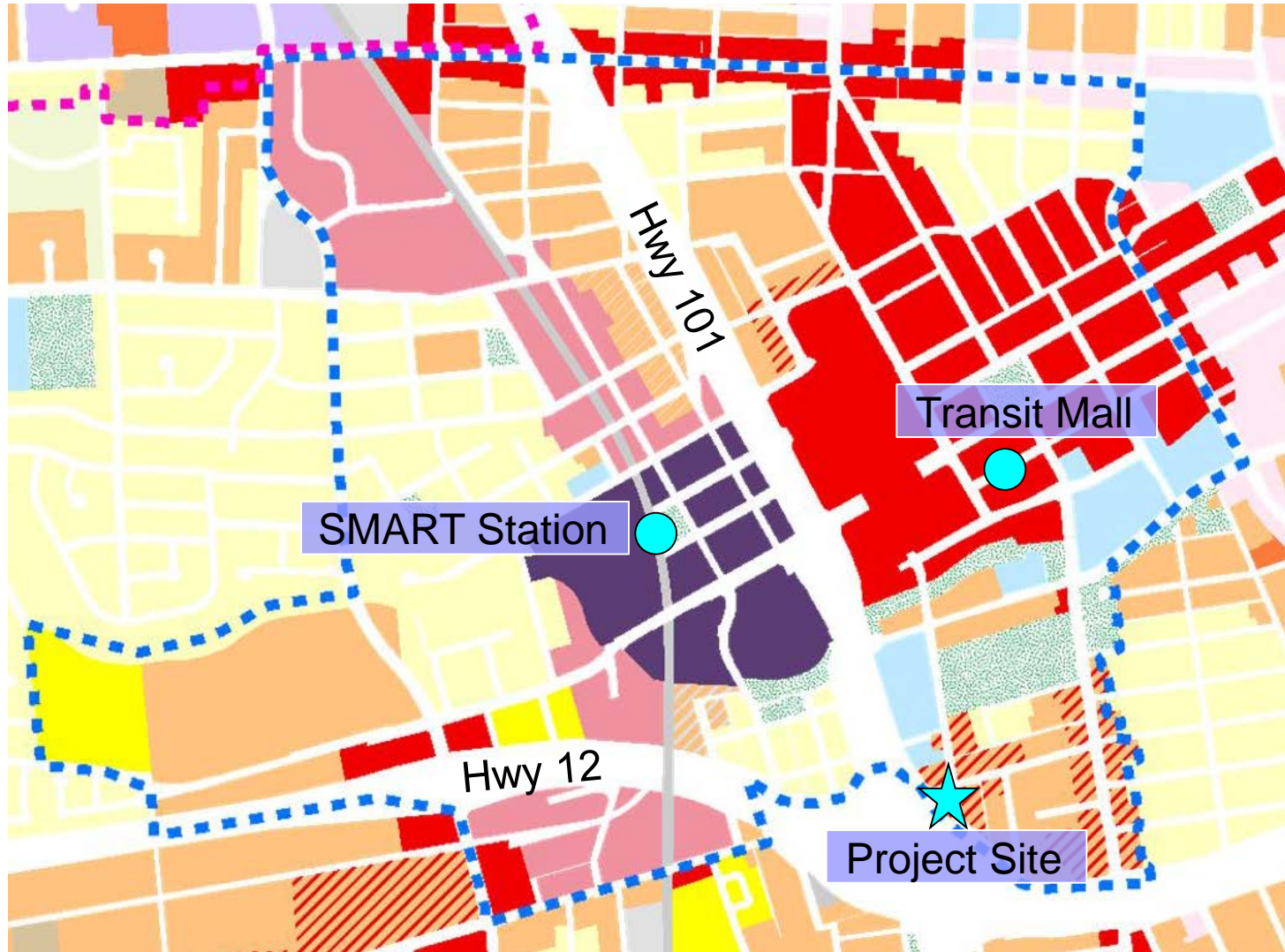
LUL-I-1:

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.

T-A-7:

Support tourist rail excursions on the Northwestern Pacific Railroad [SMART] as well as rail service for commuting and other travel purposes.

Downtown Station Area Specific Plan



Downtown Station Area Specific Plan



SP-LU-4.2:

Require new development to include activity generating uses such as retail at the street level along Sixth Street, A Street, and Seventh Street.

SP-LU-5.1:

New development shall be designed to reinforce and enhance the distinctive and unique qualities of the Sub-Area it is located within.

SP-LU-6.9:

Encourage development of neighborhood-serving retail uses in areas adjacent and accessible to residential neighborhoods. These retail sites should be compatible with the character of the immediate surrounding area and include “mom and pop” pedestrian-oriented stores. Larger scale, auto-oriented enterprises are discouraged.

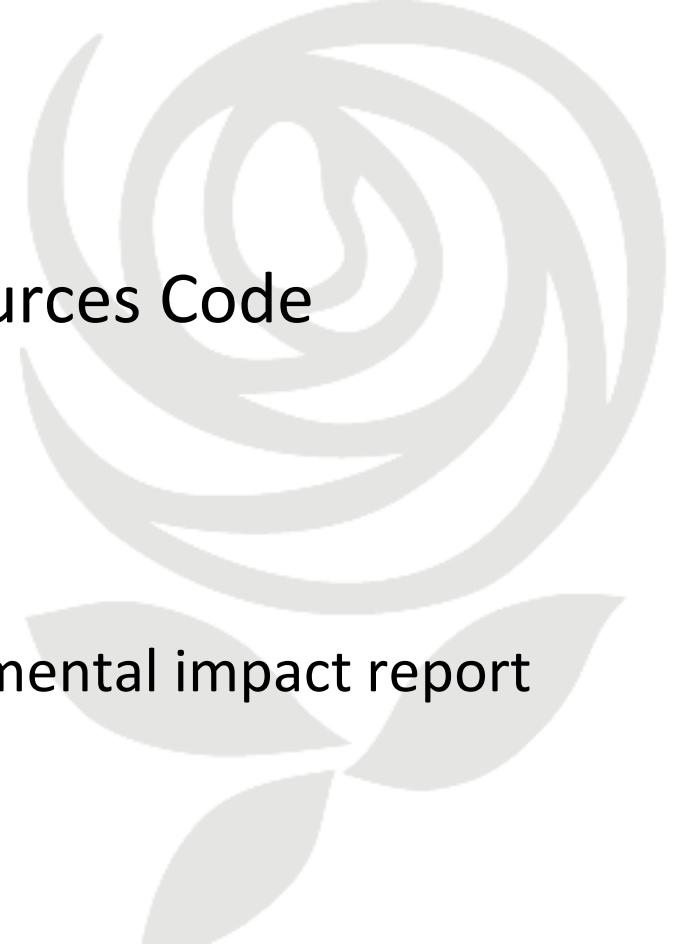
Existing Zoning



Proposed Zoning



- Statutorily exempt per Public Resources Code Section 21155.3:
 - Mixed use project
 - In a transit priority area
 - For which a specific plan and environmental impact report have been prepared



- The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan;
- The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- The proposed project has been reviewed in compliance with CEQA
- The site is physically suitable for the requested zoning designation and anticipated land use/developments

- One comment related to proposed rezoning:
 - City should reconsider conversion of residential districts to commercial districts

The Santa Rosa Planning Commission and the Department of Community Development recommend that the Council introduce an ordinance to reclassify the property located at 413 South A Street 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.

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