

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR SAWYER AND COUNCIL MEMBERS
FROM: SUSIE MURRAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: DETURK WINERY VILLAGE MIXED USE DEVELOPMENT
(INTENT TO VACATE PUBLIC RIGHT-OF-WAY)

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, by resolution, adopt a Resolution of Intent to Consider Vacation of Public Right-of-way for 18,725 square feet of public right-of-way located along the east side of Donahue Street, between 8th Street and 9th Street, for the DeTurk Winery Village mixed use development.

EXECUTIVE SUMMARY

The DeTurk Winery Village is a proposal to construct a mixed use campus with two 4-story, multi-family residential structures providing 165 dwelling units, of which 16 units will be affordable units. The proposed development would retain the historic winery building and approximately 35,000 square feet of existing commercial space. The project is dependent upon the vacation of public right-of-way, which is 20 feet wide along the east side of Donahue Street, between 8th Street and 9th Street.

The Resolution of Intent to Consider Vacation of Public Right-of-way will allow the requested vacation to proceed through the required public review process.

BACKGROUND

1. Project Description

The Project spans two parcels located at 806 Donahue Street and 8 W. 9th Street, and is within the West End Preservation District. The area of the two parcels are approximately 131,468 square feet in total area, not including the additional square footage provided by the proposed vacation of right-of-way.

Project entitlements will include a Density Bonus to develop the site at 10% (16 units) above the allowed density; a Landmark Alteration for development within a preservation district and because it involves a structure that has been identified as a contributor to the district; a Design Review application for a multi-family residential structure greater than 5,000 square feet and within the historic combining district; and a Vacation of Right-of-way.

2. Surrounding Land Uses

North: Transit Village Medium (25-40 units per acre)

South: Transit Village Medium

East: Low Density Residential (2-8 units per acre) and Parks & Recreation

West: Transit Village Medium

3. Existing Land Use – Project Site

The General Plan land use designation for the site is Transit Village Medium, which allows a density of 25-40 units per acre.

4. Project/Site History

2007/2008 – The City approved entitlements for a 73-unit residential townhouse and condominium development. Conditions of approval required a Vacation of Public Right-of-way for the parking lane along the east side of Donahue Street. The Vacation of Public Right-of-way was never pursued.

September 15, 2015 – Planning and Economic Development received applications for the Intent to Vacate Public Right-of-way and Concept Design Review for a proposed 115-unit residential mixed use development.

November 5, 2015* – A joint Concept Design Review meeting including the Cultural Heritage Board and Design Review Board was held to review the 115-unit residential mixed use project.

February 1, 2016 – Applications for a Neighborhood Meeting and a second joint Concept Design Review for a revised 165-unit residential mixed use development were received.

February 24, 2016 – A neighborhood meeting was held at the DeTurk Round Barn for the revised project.

March 3, 2016* – The second joint Concept Design Review meeting including both the Cultural Heritage Board and Design Review Board was held for the revised project.

*Note: The joint Concept Design Review meetings were held in the City Council Chambers. Both meetings were televised.

PRIOR CITY COUNCIL REVIEW

N/A

ANALYSIS

1. Pursuant to Section 8320 of the California Streets and Highways Code, the requested vacation of right-of-way may be initiated by a Resolution of Intent to Consider Vacation of Public Right-of-way, adopted by the City Council.
2. If the City Council adopts the Resolution of Intent to Consider Vacation, then a referral to the Planning Commission is required, pursuant to Section 65402 of the Government Code. Pursuant to Section 65402, the Planning Commission must determine whether the proposed vacation is consistent with the City's General Plan. This referral would be noticed as a public hearing.
3. Subsequent to the Planning Commission's action, the proposed vacation would then return to the City Council for final action, pursuant to Section 8324 of the Streets and Highways Code. The final action would be noticed as a public hearing.
4. Conditions may be attached to the vacation as the Council deems appropriate. The final Resolution of Vacation of Public Right-of-way must be recorded by the County Clerk, pursuant to Section 8325 of the Streets and Highways Code.
5. To begin the process, the Resolution of Intent to Consider Vacation of Public Right-of-way should include (1) a declaration of intention to vacate; (2) a reference to the statutory authorization for vacation (i.e., sections 8320-8325 of the Streets and Highways Code); (3) general description of the street or easement to be vacated and a reference to a map or plan showing the portion or area to be vacated, on file in the City; (4) the date, hour, and place for public hearing which shall be not less than fifteen days from the date of the adoption of the resolution.
6. If the City Council adopts the Resolution of Intent to Consider Vacation of Public Right-of-way, then the following processing steps are anticipated:
 - Formal project submittal, including the development project and Request to Vacate Public Right-of-way applications
 - Preliminary Design Review and Landmark Alteration Permit to be reviewed at a joint meeting of the Cultural Heritage Board and Design Review Board (Public Hearing)
 - Final Design Review by the Design Review Board
 - Vacation of Public Right-of-way referral to the Planning Commission (Public Hearing)
 - Vacation of Public Right-of-way to the City Council for final action (Public Hearing)

DETURK WINERY VILLAGE MIXED USE DEVELOPMENT (INTENT TO VACATE
PUBLIC RIGHT-OF-WAY)
PAGE 4 OF 5

7. General Plan and Downtown Station Area Plan – The subject site is designated Transit Village Medium on the General Plan land use diagram. This classification is intended to accommodate mixed use development with approximately one-half mile of a transit facility.
8. Zoning – The subject properties are within the TV-R-H-SA (Transit Village Residential, within the Historic and Station Area combining districts) zoning district. This zoning is consistent with the General Plan.

FISCAL IMPACT

Approval of this action does not have a fiscal impact.

ENVIRONMENTAL IMPACT

Resolution of Intention is not a project pursuant to California Environmental Quality Act (CEQA) Sections 15060(c)(2) and 15060(c)(3) in that this activity will not result in direct or reasonably foreseeable indirect or physical change in the environment and is not a project as defined in the Section 15378, because this activity initiates a procedure as required by California Streets and Highways Code Section 8320.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

N/A

NOTIFICATION

November 10, 2015 – A Notice of Application (notice) was mailed to property owners within 400 feet of the subject site announcing the application for the subject Resolution of Intent to Consider Vacation of Public Right-of-way.

ATTACHMENTS

Attachment 1 - Disclosure Form
Attachment 2 - Location Map
Attachment 3 - Neighborhood Context Map
Attachment 4 - DAC Report from previously approved project
Attachment 5 - Notice of Application
Attachment 6 - Conceptual Plans
Attachment 7 - Legal Description
Attachment 8 - Public Correspondence
Resolution w/Exhibit A

DETURK WINERY VILLAGE MIXED USE DEVELOPMENT (INTENT TO VACATE
PUBLIC RIGHT-OF-WAY)
PAGE 5 OF 5

CONTACT

Susie Murray, Project Planner, smurray@srcity.org, 707-543-4348