

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: RAFAEL RIVERO, ECONOMIC DEVELOPMENT SPECIALIST
ECONOMIC DEVELOPMENT DIVISION
SUBJECT: REMOVAL OF ASSESSED SINGLE FAMILY RESIDENTIAL
PROPERTY IN RAILROAD SQUARE COMMUNITY BENEFIT
DISTRICT

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, by resolution, correct an administrative error on the Railroad Square Community Benefit District Assessment Roll by approving the removal of the sole single-family residential property located at 105 7th Street, Santa Rosa, CA 95401, identified and listed as parcel 010-082-013-000 in the Assessment Roll Table of the Engineer's Report.

EXECUTIVE SUMMARY

A single-family residential property located at 105 7th Street, Santa Rosa, CA 95401 was erroneously included in the Railroad Square Community Benefit District ("RSCBD" of "District") Assessment Roll Table of the Engineer's Report due to a technical mistake based on the area of a separate assessed parcel located on Wilson Street that wraps around the property mentioned above. No other neighboring properties on Seventh Street, all of which are single-family residential, are included in the assessment. Furthermore, per the Engineer's Report assessment formula methodology, parcels within the District that are zoned solely residential are exempt from District assessments in accordance with the State District Law, hence the need to remove this parcel.

BACKGROUND

On November 19, 2019, following the culmination of a Public Hearing and ballot tabulation in favor of forming the RSCBD, Council passed Resolution No. RES-2019-173 establishing the District and approving the levy and collection of assessments.

As the District was formed too late to be included in the County's assessment invoice, City staff were responsible for preparing and mailing the first RSCBD assessment bills.

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It was during this process that staff discovered the technical error in the Assessment Roll (Attached to the Resolution) listing the residential property located at 105 7th Street, Santa Rosa, CA 95404. City Staff will be responsible for preparing and mailing the assessment bills for 2021 due to the correction of the Assessment Roll.

PRIOR COUNCIL REVIEW

On March 20, 2018, by unanimous vote Council adopted Ordinance No. ORD-2018-004 enabling the establishment of Community Benefit Districts (CBD) by adding Article V to Chapter 6-56 of the Santa Rosa City Code.

On November 19, 2019, by unanimous vote Council adopted Resolution No. RES-2019-173 establishing the Railroad Square CBD.

ANALYSIS

As is typical, the assessment formula for the RSCBD is based on the building area, land area, and street frontage of commercial properties. Residential condominiums (which, though residential, are zoned commercial) will be assessed differently than non-residential commercial properties in that land area and street frontage are not relevant assessment factors for this unique, often multi-floor land use type. Once built, such units will be assessed based solely of their respective amount of interior building area for each unit. This alternate assessment methodology is created to respond to the special needs of condominium owners within this growing Railroad Square district. Furthermore, future ground floor commercial condominiums will be treated as independent “mini” commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condominium, and the amount of direct primary street frontage on the exterior of the building.

That said, there are no parcels within the District that are zoned solely residential. In accordance with State District Law, parcels zoned solely residential do not benefit from District programs, improvements and activities in the same way or to the extent that commercial properties do, and thus are not subject to assessments.

FISCAL IMPACT

This action does not have a fiscal impact on the General Fund. The annual assessment for parcel 010-082-013-000 as listed on the RSCBD Engineer’s Report is \$356.70, less than 1% of the total district assessment value.

ENVIRONMENTAL IMPACT

The proposed actions are exempt from the provisions of the California Environmental Quality Act because these activities are not a project under CEQA as defined in CEQA

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Guidelines section 15378 (b)(4) because they pertain to methods of creating government funding mechanisms or constitute other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 – Resolution RES-2019-173
- Resolution

CONTACT

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