

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: APPLICATION FOR REZONING FROM CG (COMMERCIAL GENERAL) AND R-3-15 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICTS TO CG (COMMERCIAL GENERAL) TO BRING THE PARCEL IN CONFORMANCE WITH ITS GENERAL PLAN DESIGNATION OF RETAIL & BUSINESS SERVICES, ON THE 0.97-ACRE PARCEL LOCATED AT 1250 MENDOCINO AVENUE - FILE NO. REZ19-002

AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Council introduce an ordinance to rezone a property located at 1250 Mendocino Avenue (Assessor's Parcel No. 180-590-004) from the CG (General Commercial) and R-3-15 (Single-Family Residential) zoning districts to the CG (General Commercial) zoning district.

EXECUTIVE SUMMARY

The application for the Ronchelli Rezoning proposes to rezone a property located at 1250 Mendocino Avenue, from its current dual zoning of CG (General Commercial) and R-3-15 zoning districts to the CG (General Commercial) zoning district. The CG (General Commercial) zoning district is consistent with the parcel's General Plan designation of Retail & Business Services. The subject site is currently developed with a commercial building and surface lot, facing Mendocino Ave. The property has frontage along Mendocino Avenue and Slater Street. While there is no additional development proposed as part of this project, the rezoning will allow for the orderly development and maintenance of the property.



Figure 1: 1250 Mendocino currently developed as a commercial site, with frontage on Mendocino Ave & Slater St

BACKGROUND

1. Project Description

The area proposed for rezoning is within an area designated by the General Plan Land Use Diagram as Retail and Business Services, and is located with dual frontage along Mendocino Avenue and Slater St. The subject parcel is currently dual zoned within the frontage facing Mendocino Avenue zoned CG (General Commercial), and the frontage facing Slater Street zoned R-3-15 (Single-Family Residential). While CG (General Commercial) is consistent with the General Plan designation of Retail and Business Services, the R-3-15 (Single-Family Residential) is not consistent. The proposed rezoning, as proposed, will bring the subject property in conformance with the current General Plan designation. The property is currently developed with a retail building and surface lot, with primary frontage along Mendocino Ave.

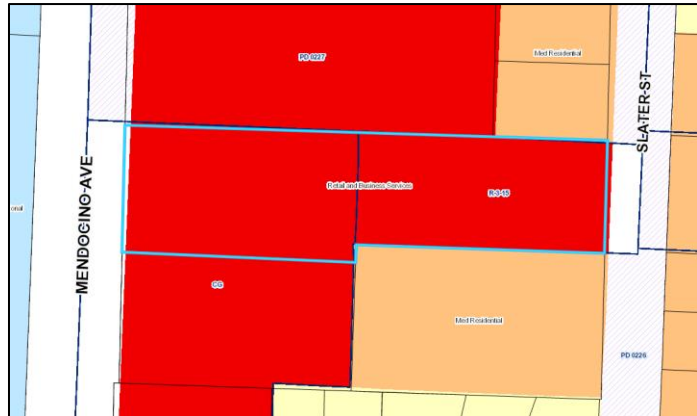


Figure 2: Subject property is zoned CG and R-3-15, with a General Plan Designation of Retail & Business Services

2. Surrounding Land Uses

- North: Retail (McDonald's) & two duplexes
- South: Retail & a multi-family apartment complex
- East: Mostly single-family residential
- West: Institutional – Santa Rosa High School

3. Existing Land Use – Project Site

The property is currently developed with a commercial retail building (sewing and vacuum store), with a surface lot fronting on Mendocino Avenue. The rear portion of the lot fronting on Slater Street is unpaved and is covered in gravel.

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4. Project History

On January 22, 2019, a Rezoning application was submitted to Planning and Economic Development for the property at 1250 Mendocino Avenue.

March 28, 2019 – The Planning Commission held a public hearing at which point it approved a recommendation to the Council to rezone the subject site.

PRIOR CITY COUNCIL REVIEW

None.

ANALYSIS

1. General Plan

The General Plan land use designation is Retail & Business Services, which envisions retail and service enterprises, offices, and restaurants, etc.

The proposed rezoning will allow appropriate uses, as shown in Table 2-6 in the attached copy of Zoning Code Chapter 20-23—Commercial Zoning Districts, to move through the entitlement process, if necessary, and eliminate unnecessary delays due to inconsistency with the General Plan.

2. Zoning

The subject parcel is currently dual zoned within the frontage facing Mendocino Avenue zoned CG (General Commercial), and the frontage facing Slater Street zoned R-3-15 (Single-Family Residential).

Zoning for surrounding properties:

North: PD0227 – allows McDonald’s restaurant and attached residential

South: CG (Commercial General) & PD226—Junior College Neighborhood

East: PD284—Slater Street Apartments

West: PI (Public Institutional)

The Project proposes to rezone the portion of the property currently zoned R-3-15 in order to eliminate the dual zoning and bring the current zoning in conformance with the General Plan land use designation of Retail and Business Services.

3. Neighborhood Comments

No neighborhood comments have been received at the time of writing this report.

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During the Planning Commission meeting, one attendee, the adjoining tenant to the north of the property, expressed concern with potential commercial development in close proximity to her apartment.

5. Public Improvements/On-Site Improvements

Not applicable.

FISCAL IMPACT

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

ENVIRONMENTAL IMPACT

The project has been found to comply with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On March 28, 2019, the Planning Commission, by resolution, recommended the Council introduce and approve an ordinance to rezone Assessor's Parcel No. 180-590-004) from the CG (General Commercial) and R-3-15 (Single-Family Residential) zoning districts to the CG (General Commercial) zoning district.

NOTIFICATION

The project was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

ATTACHMENTS

Attachment 1 – Disclosure Form

Attachment 2 – Location Map

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Attachment 3 – General Plan and Zoning Exhibit

Attachment 4 – Zoning Code Ch. 20-23 (Comm. Dists., incl. Table 2-6)

Attachment 5 – PD0226 Junior College Neighborhood Zoning Policy Document

Attachment 6 – Planning Commission Rezone Draft Resolution, dated March 28,
2019

Ordinance – Rezoning (Draft)

CONTACT

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