

Avenue 3111 Storage & Housing

Minor Conditional Use Permit



3111 & 3119 Santa Rosa Avenue

October 6, 2022

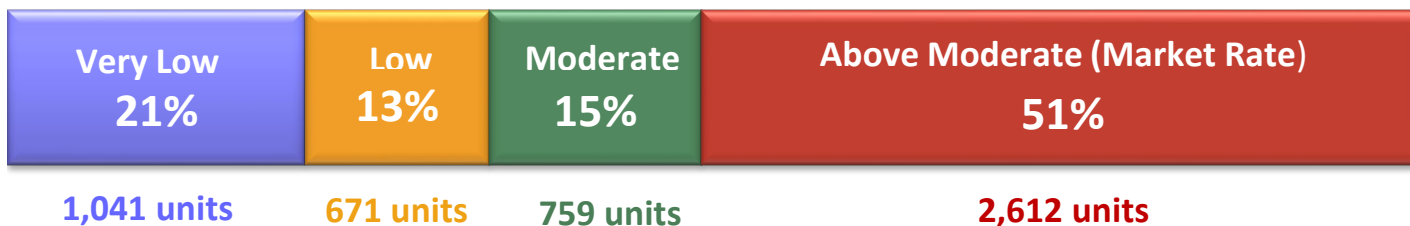
Susie Murray, Senior Planner
Planning and Economic Development

Contribution toward Regional Housing Needs Allocation (RHNA)

Santa Rosa RHNA Allocation 2015-2023

Total = 5,083 New Housing Units

By
Income
Category



Project Contribution toward RHNA

Avenue 3111 Storage & Apartments: Total 48 units



Above Moderate (Market Rate):
48 Units (1.8% of RHNA)

Construct a mixed-use development

- Housing
 - Three structures/48 Apartments
 - One & two-bedroom units
- Self-storage
 - Six structure
 - Five single-story
 - One two-story

Required Entitlements (land use permits)

- Design Review (DRB, September 15th)
- Minor Conditional Use Permit (ZA, October 6th)

3111 & 3119 Santa Rosa Avenue Existing Conditions

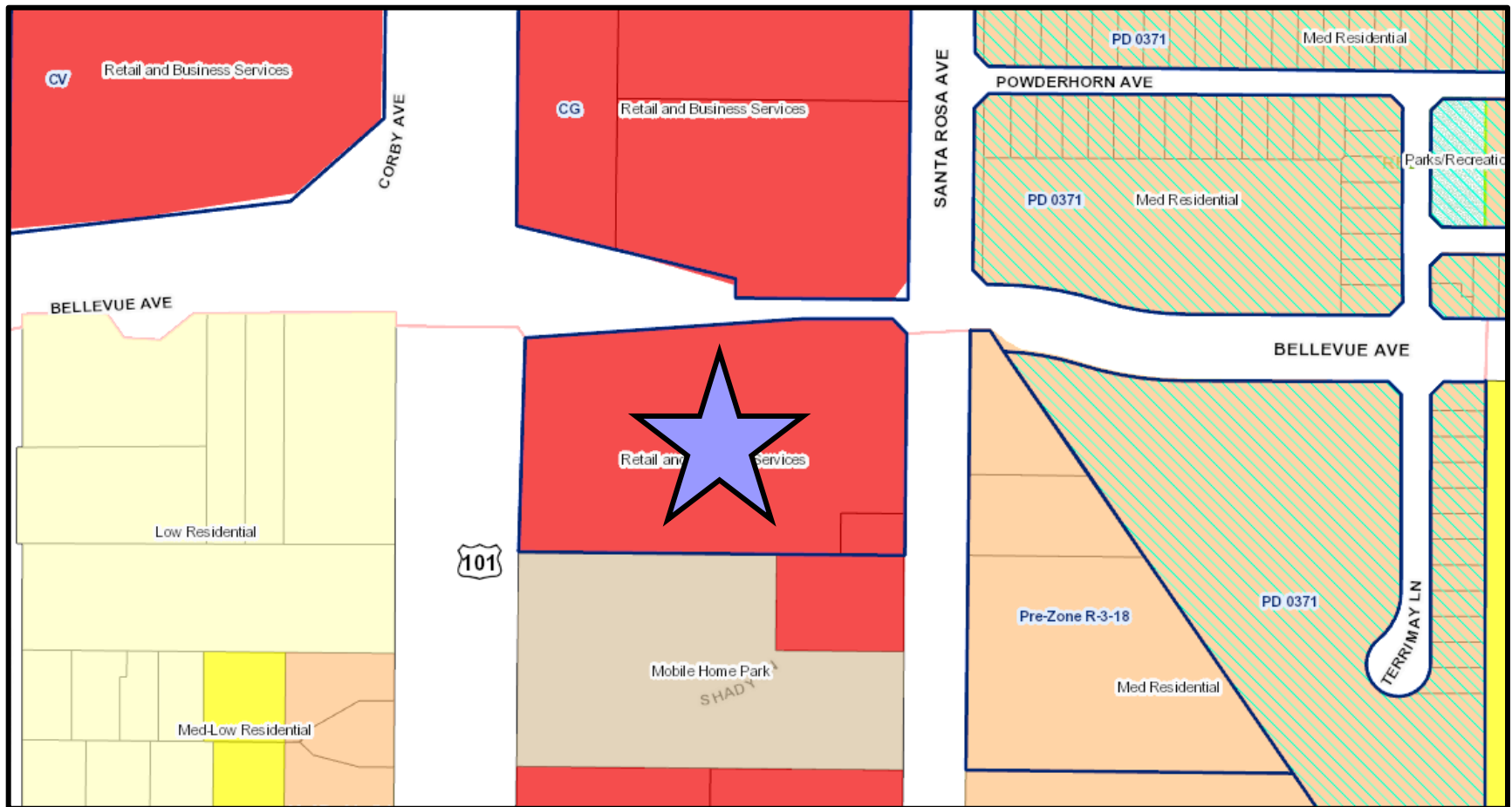


3111 & 3119 Santa Rosa Avenue Neighborhood Context



- September 5, 2017 – Development Review Meeting
- November 18, 2019 – 1st Neighborhood Meeting
- January 6, 2020 – 2nd Neighborhood Meeting
- May 28, 2020 – Planning Commission Recommendation
- September 1, 2020 – Council approved Prezon
- Property Annexed
- March 25, 2021 – Project applications submitted
- September 15, 2022 – Design Review granted

General Plan & Zoning



Housing

- Meet the housing needs of Santa Rosa Residents

Land Use and Livability

- Promote mixed use sites

Urban Design

- Enhance and strengthen the visual quality of major entry routes into the city, as well as major corridors that link neighborhoods with downtown.

DIVISION 2: ZONING DISTRICTS AND ALLOWABLE LAND USES

Chapter 20-23: Allowable Land Uses	Allowed with a minor Conditional Use Permit (MUP)
Table 2-7 & Section 20-42.180: Setbacks	Complies
Table 2-7: Lot Coverage	Complies
Table 2-7: Building Height	Complies

DIVISION 3: SITE PLANNING AND GENERAL DEVELOPMENT STANDARDS

<u>§ 20-30.060</u> – Fences, walls, and screening	Complies
<u>§ 20-30.080</u> – Outdoor lighting	Complies
<u>§ 20-30.110</u> – Vision triangle	Complies
<u>§ 20-34.030</u> – Landscape plans	Complies
<u>CH 20-36</u> – Parking and Loading Standards	Complies



During staff review, we encountered one hurdle:

- Stormwater Permit Compliance

There are no unresolved issues.



1. The site is contaminated; housing shouldn't be allowed.
 - Conducted Phase I environmental
 - Previous use was fueling station; tanks removed approximately 70 years ago
 - Conducted Phase II environmental; property monitored over an extensive period of time.
 - Clean bill of health from the Water Board
2. Neighboring property owners wanted to participate in the rezoning for annexation.

Required Findings

- Allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- Consistent with the General Plan and any applicable specific plan;
- Design, location, size, and operating characteristics of the activity would be compatible with the existing and future land uses;
- Site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- Reviewed in compliance with the California Environmental Quality Act (CEQA).

Environmental Review

California Environmental Quality Act (CEQA)

The project has been found in compliance with the California Environmental Quality Act (CEQA) as infill development:

- The proposed project is consistent with the applicable general plan designation and applicable zoning designation and regulations.
- The project will occur on a site that is less than five acres in size that is within City limits.
- The project site has no value as habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be served adequately by all public utilities and services.

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a minor Conditional Use Permit for the Avenue 3111 Storage & Housing project, located at 3111 & 3119 Santa Rosa Avenue.

Questions?

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