

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
SUBJECT: REZONING OF 2150 WEST COLLEGE AVENUE
STAFF PRESENTER: ERIN MORRIS, SENIOR PLANNER
COMMUNITY DEVELOPMENT

AGENDA ACTION: INTRODUCE AN ORDINANCE

ISSUE

Shall the Council introduce an ordinance rezoning 7.46 acres located at 2150 West College Avenue from PD-0196 (Planned Development) to R-3-30 Multi-Family Residential, consistent with the site's Medium High Density Residential land use designation?

BACKGROUND

1. Surrounding Land Uses

North: West College Avenue and single-family residential
South: City of Santa Rosa utility facilities
East: City of Santa Rosa Fire Department training facility
West: California Department of Forestry and Fire Protection facilities

The site is surrounded to the east, west and south by state and local government facilities, and to the north by West College Avenue and a single-family residential neighborhood. The property is located just west of the intersection of West College Avenue and Stony Point Road, near the West Side Transfer Center. The Transfer Center is utilized by CityBus. Finley Community Center and Finley Park are located just east of the project site across Stony Point Road.

2. Existing Land Use – Project Site

The 7.46 acre property is currently developed with three, single-story office buildings and one outbuilding which have been used as offices by the Sonoma County Water Agency and others.

3. Project History

On August 11, 2008, the Sonoma County Water Agency (SCWA) submitted a letter to the City requesting a change in General Plan land use designation from

Public Institutional to a residential designation that could allow medium/high density residential at 2150 West College (letter attached). At that time, SCWA was exploring redevelopment of the site into a medium/high density workforce housing community, with approximately 140 units. The land use designation change was considered as part of the 2009 Housing Element update.

On November 3, 2009, the City Council adopted Santa Rosa General Plan 2035, which included changing the land use designation for 2150 West College Avenue from Public Institutional to Medium High Density Residential (18.0 to 30.0 units per acre). The site's Planned Development zoning was not changed at that time.

On September 12, 2013, the Planning Commission initiated a rezoning of the subject site from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential) to bring the site's zoning into consistency with the General Plan.

On October 24, 2013, the Planning Commission held a public hearing and adopted a resolution (5-0-2) recommending approval of the rezoning.

4. Project Description

The proposed rezoning, initiated by the City of Santa Rosa, would change the zoning of the property at 2150 West College Avenue from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential). There is no development proposed at this time.

ANALYSIS

1. General Plan

The site is designated Medium High Density Residential on the General Plan Land Use Diagram. This designation allows housing at densities ranging from 18 to 30 units per acre, including single family attached and multi-family developments. General Plan Policy LUL-F-2 requires that new development occur at the mid-point (24 units per acre) or higher, except where topography, parcel configuration, heritage trees, historic preservation, or utility constraints make the mid-point impossible to achieve. The designation is intended for areas where higher densities are appropriate.

General Plan Figure 4-1 identifies the subject property as a housing opportunity site, with a potential maximum housing capacity of 223 units. If the site is developed in the future at the mid-point, it would yield 179 units.

The proposed rezoning is consistent with General Plan Policy H-C-5, which directs the rezoning of Medium and Medium High Density sites of two acres or

more, concurrent with adoption of the Housing Element, to facilitate the development of higher density sites.

2. Zoning

North: Planned Development (PD-0455 and PD-4070), Rural Residential (RR-20) and Single-Family Residential (R-1-6)
South: Public Institutional (PI)
East: Public Institutional (PI)
West: Public Institutional (PI)

The site is currently zoned PD-0196 (Planned Development), which is not consistent with the Medium High Density Residential General Plan land use designation for the site. The proposed R-3-30 (Multi-Family Residential) zoning district is consistent with the Medium High Density Residential land use designation in that it allows residential development at densities consistent with the specified density range (18 to 30 units per acre).

The R-3-30 (Multi-Family Residential) zoning classification is applied to areas of the City appropriate for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing.

3. Environmental Review

The California Environmental Quality Act (CEQA) Section 15183 states that projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified 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.

The proposed rezoning of 2150 West College Avenue is consistent with General Plan 2035 in that it will change the zoning district from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential), consistent with the Medium High Density Residential General Plan land use designation for the site. There are no foreseeable project specific peculiarities associated with the rezoning. At the time of future development, additional environmental analyses may be required to analyze the potential environmental impacts associated with a specific development proposal.

Based on this analysis, the proposed rezoning relies on the General Plan 2035 Environmental Impact Report (November 3, 2009, SCH No. 2008092114) for compliance with CEQA.

4. Neighborhood Comments

On September 13, 2013 a Notice of Application was mailed to property owners within 400 feet of the subject property. Two emails were received from nearby property owners expressing concerns about the impacts of new residential development on the site. After the Planning Commission, staff received one more email expressing opposition to the rezoning based on concerns about future traffic impacts on West College Avenue. All correspondence is attached to this staff report.

5. Planning Commission Action

On October 24, 2013, the Planning Commission held a public hearing regarding the rezoning proposal. Community Development staff recommended approval. Two members of the public addressed the Commission regarding the project, expressing opposition to future multifamily residential uses due to concerns about traffic and neighborhood compatibility. The Commission responded that there is no proposal for new development at this time, and that the future development and environmental review process may address the concerns and provide further opportunities for public input. The Commission voted 5-0-2 to adopt a resolution recommending approval of the rezoning to the Council.

6. Issues

Staff has not identified any unresolved issues.

RECOMMENDATION

It is recommended by the Department of Community Development and the Planning Commission that the Council introduce an ordinance to rezone 7.46 acres located at 2150 West College Avenue from PD-0196 (Planned Development) to R-3-30 Multi-Family Residential consistent with the site's Medium High Density Residential land use designation.

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Attachments:

- Location Map
- PD-0196 Ordinance and Zoning Code Excerpt
- Planning Commission Resolution No. 11657
- Draft Minutes of the October 24, 2013 Planning Commission meeting
- Letter from Sonoma County Water Agency dated August 11, 2008
- Public Correspondence