

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
FEBRUARY 22, 2018

PROJECT TITLE

Art House Time Extension

APPLICANT

Hugh Futrell Corporation

ADDRESS/LOCATION

620 Seventh Street

PROPERTY OWNER

620 Seventh Street LLC

ASSESSOR'S PARCEL NUMBER

009-025-011

FILE NUMBERS

PRJ17-037; EXT17-0046, 0047 & 0048

APPLICATION DATES

May 9, 2017

APPLICATION COMPLETION DATES

May 9, 2017

REQUESTED ENTITLEMENTS

One-year Time Extension for a Vesting
Tentative Map

FURTHER ACTIONS REQUIRED

One-year Time Extensions for a
Conditional Use Permit and Design
Review (Director determination)

PROJECT SITE ZONING

CD-5 (Downtown Commercial)

GENERAL PLAN DESIGNATION

Retail and Business Services

PROJECT PLANNER

Aaron Hollister

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR EDMONDSON MEMBERS OF THE COMMISSION
FROM: AARON HOLLISTER, PLANNING CONSULTANT
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: ART HOUSE TIME EXTENSION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a one-year time extension for the Art House Vesting Tentative Map that proposes the subdivision of a mixed-use building into a one-lot condominium subdivision with 21 residential units, two commercial units, and a common area that includes the parking garage and areas of common circulation improvements.

EXECUTIVE SUMMARY

On June 12, 2008, the Planning Commission approved a Vesting Tentative Map and a Conditional Use Permit allowing development of mixed-use, live-work project in the CD-5 Downtown Commercial zone consisting of 21 residential units, two ground-floor commercial spaces, and common area. The project was determined to be exempt from the California Environmental Quality Act under Section 15332 pertaining to In-Fill Development Projects.

Beginning in 2009, the California Legislature passed a series of bills that extended the expiration date of the subject Tentative Map and Conditional Use Permit to June 12, 2007. This is the first of five potential one-year discretionary extensions. Approval of the extension would allow the applicant until June 12, 2018, to record the Final Map.

BACKGROUND

1. Project Description

The project proposes a four-story, mixed-use building that includes a major subdivision through a Vesting Tentative Map. The Vesting Tentative Map proposes a one lot condominium subdivision that would include 21 residential

units, two ground-floor commercial spaces totaling approximately 2,000 square feet, and a common area that includes the parking garage with 17 parking spaces and hallways providing access to the units. With a Vesting Tentative Map, the building, fire codes, and other municipal regulations in effect at the time the map is deemed complete are “locked in” such that the project would not need to comply with any future changes to these codes. Also, the method for calculating future development fees (building permit fees, park fees, impact fees, etc.) is based on the fees, ordinances, and statutes in effect at the time the map was deemed complete.

Parking for the residential units would be provided on-site in an open garage on the ground floor, accessed from Riley Street. Bicycle parking for commercial uses would be provided along the Seventh Street frontage and additional bicycle parking is provided for residents within the parking garage. The residential lobby and the two ground-floor commercial spaces would be accessed from the Seventh Street frontage.

Approval of the extension would extend the deadline to file for the Final Map until June 12, 2018. A Time Extension of the Small Lot Subdivision Conditional Use Permit is also requested. All extensions, with the exception of Tentative Maps, can be reviewed and approved by the Director of Planning and Economic Development.

2. Surrounding Land Uses

North: Commercial/surface parking lot and Cherry Street Historic District
South: Commercial/surface parking lot
East: Five-Story Mixed-Use Building
West: Commercial/surface parking lot

Adjacent properties to the south and west are developed with commercial buildings and associated surface parking lots. Located immediately to the east of the project site is a five-story mixed building (499 Humboldt Street), while north of the project site across Seventh Street there are surface parking lots with residential uses beyond. The Cherry Street Historic District is to the northeast of the project site. Mendocino Avenue, which includes a bus stop accessing four bus routes, is within 230 feet of the project site.

3. Existing Land Use – Project Site

The flat site is located at the southeast corner of Seventh Street and Riley Street within downtown Santa Rosa, and is developed with a 4,700 square foot commercial building that was constructed in the mid-1940s. The remainder of the site is paved and there are no trees on the subject site. Seventh Street is a

transitional collector per the General Plan. Riley Street is a narrow, one-way street with the direction of travel from south to north.

4. Project History

On May 15, 2008, the Design Review Board granted Preliminary Design Review approval.

On June 12, 2008, the Planning Commission voted 6-0-1 (with one absent Commissioner) to approve the subject Conditional Use Permit and Tentative Map for the project via Conditional Use Permit and Tentative Map Resolutions Nos. 11322 and 11323, respectively.

Beginning in 2009, the California State Legislature passed a series of bills, extending the expiration date of the Tentative Parcel Map and Conditional Use Permit to December 4, 2016.

On May 9, 2017, the applications for the one-year time extension for the Vesting Tentative Map, Conditional Use Permit, and Design Review were submitted to the Planning and Economic Development Department.

PRIOR CITY COUNCIL REVIEW

None.

ANALYSIS

1. General Plan

The project site is designated Retail & Business Services on the General Plan Land Use Diagram and is within the Downtown Core. The project site is located within the Courthouse Square sub-area of the Station Area Plan. The proposed project is consistent with the land use designation and with General Plan policies which encourage mixed-use development downtown, including:

LUL-C-1 Promote downtown as the center of the business, residential, social, and civic life of Santa Rosa by directing high intensity office uses, government, residential, and entertainment uses to locate downtown.

The high intensity project proposes 21 residential units and two commercial units on a 0.20-acre downtown site, resulting in a residential density of 105 units per acre and new commercial units that will complement the downtown.

LUL-C-7 Permit residential uses in all land use categories within downtown.

LUL-D Foster compact, vibrant, and continuous retail at the core of downtown.

The project proposes to add commercial space that could be used for retail purposes within downtown.

LUL-D-1 Require that the first floor of downtown buildings house activity generating uses such as retailing, entertainment and dining establishments, theaters and galleries. Upper floors of downtown buildings may also contain such uses.

The intent is to foster a compact walkable core with continuous street-level retail and activity at the heart of downtown. The project proposes ground-floor commercial uses, one of which is designed for future restaurant uses, consistent with this policy.

LUL-G Promote mixed use sites and centers.

UD-B Preserve and strengthen downtown as a vital and attractive place.

UD-B-1 Maintain and enhance downtown's position as the main civic, entertainment, commercial, and office hub of Santa Rosa and the region.

The proposed mixed use development, which was found to be of superior design by the Design Review Board, would contribute toward downtown vitality.

UD-B-2 Encourage, promote, and assist in the development of housing units within downtown for a mix of income levels and housing types, including integrating housing into existing buildings as mixed use.

The project includes a range of unit sizes and configurations intended to serve different income levels.

T-J Provide attractive and safe streets for pedestrians and bicyclists.

The project would construct pedestrian and bicycle related improvements on Riley Street and Seventh Street.

2. Zoning

North: R-1-6-H Single-Family with Historic Combining District

South: CD-5 Downtown Commercial (55-foot height limit; up to five stories)

East: CD-5 Downtown Commercial (55-foot height limit; up to five stories)

West: CD-10 Downtown Commercial (150-foot height limit; up to 10 stories)

The site is zoned CD-5 Downtown Commercial. The residential component of mixed-use projects and live-work uses, requires a Minor Use Permit in the CD zoning district.

Land Use

Commercial Uses

Allowed uses in the ground-floor commercial spaces would be as specified in the CD zoning district. The conceptual art gallery and restaurant uses depicted on the project plans are allowed by right, subject to Design Review and the issuance of building permits.

Residential Uses - Home Occupations

Allowed uses in the residential units that would not require additional discretionary permitting include certain home occupations, pursuant to Section 20-42.070 of the Zoning Code. Non-retail uses involving only residents of the residential unit that do not generate odors, fumes, and noises are allowed. The Code allows home occupations involving up to two non-resident employees through a Minor Use Permit process. The draft conditions of approval for the Art House project include provisions for home occupations involving up to two employees. Small office uses would be allowed through the home occupation conditions of the Conditional Use Permit.

Live/Work

Live/work units are intended to be occupied by business owners who live in the same residential unit as the commercial activity. Section 20-42.080 of the Zoning Code provides standards that address limitations on use, design requirements, operating requirements, and changes in use. The intent of the Code is that the “work” component of live/work be a land use that is allowed in the CD zoning district.

The draft conditions of approval for the project would allow the following live/work uses to occur within any residential unit, with no additional permitting:

Artisan Shop: Per the Zoning Code Glossary, an artisan shop is a retail store selling art glass, ceramics, clothing, jewelry, paintings, sculpture, and other handcrafted items, where the facility includes an area for the crafting of the items being sold. The draft conditions of approval specify that the store must accommodate customers by appointment only.

Personal Services: The Zoning Code identifies an array of uses under the Personal Services definition. The draft conditions of approval allow the following uses: barber and beauty shop and tailors.

Studio – Art, Dance, Martial Arts, Music, Etc: The Zoning Code defines this use as a small scale facility, typically accommodating one group of students at a time, in no more than one instructional space. Examples of a studio facility include individual and group instruction and training in the arts; production rehearsal; photography and the processing of photographs produced only by users of the studio facilities; martial arts training studios; and gymnastics instruction/aerobics studios with no fitness equipment. This definition also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

The Zoning Code also requires that a Minor Use Permit be obtained when a live/work unit is converted to solely residential use and then additional permitting to convert back to live/work uses. An existing condition of approval that will carryover from the original approval would allow all of the residential units to be used for either live/work or residential uses without additional Minor Use Permit approval. Change of use may require building permits.

Setbacks

Setbacks are not required in the CD zone where project sites adjoin commercial uses, while the building facades are required to be located at the front property line with some exceptions allowing a deeper front setback per Zoning Code Section 20-23.060(2). . The project proposes no setbacks from property lines along Seventh Street and Riley Street, and includes architectural projections (balconies and architectural features) over the public right-of-way. These have been reviewed by staff and it is staff's position that the projections are acceptable. The project proposes five-foot side yards along the majority of the interior property lines on the east and south of the proposed building, with a portion of the building at zero lot line along the southern property line. Building and Fire staff have reviewed the proposed balconies projecting into the eastern side yard and found them acceptable as a means to provide ladder access to those units.

Height

The height limit is 55 feet and five stories. The proposed building is four stories and approximately 50 feet in height with one element (elevator shaft) projecting up to 51 feet in height, in compliance with the height limit.

Loading

Loading area is provided along the Seventh Street frontage to serve future commercial uses.

3. Design Guidelines

The Design Review Board granted Preliminary Design Review on May 15, 2008.

The Board was generally in favor of the design, but requested that the applicant further explore methods to incorporate energy conservation into the building design and improve the ground-floor facades. The Design Review Board will need to review the project for Final Design Review.

4. Neighborhood Comments

As of the time of this writing, no comments have been received in relation to the proposed Time Extension.

5. Public Improvements/On-Site Improvements

The project proposes the widening of the existing sidewalk along Riley Street to 10 feet by reducing the width of the street, removing parking from both sides of Riley Street, and installing a non-standard street improvements including a mountable curb to provide Fire Department aerial apparatus equipment access to development on both sides of Riley Street. Street trees are not proposed on Riley Street due to the narrowness of the public right of way and Fire access requirements. The project would also improve the Seventh Street frontage with a contiguous sidewalk with trees in wells, a bike lane, and a travel lane.

Street trees, bicycle parking, and future outdoor seating are proposed in the sidewalk area of Seventh Street. The plans indicate conceptual locations for these features to depict potential future use of this space. Outdoor uses such as sidewalk cafes and/or outdoor tables would require separate permitting, since specific outdoor furniture should be considered as part of future tenant improvements.

ENVIRONMENTAL IMPACT

The project was previously determined to be exempt from the California Environmental Quality Act under Section 15332 pertaining to In-Fill Development Projects. Staff determined that the project meets the conditions described in this section as follows:

- (a) The project is consistent with the General Plan and applicable General Plan policies as well as the zoning code and other regulations.
- (b) The project occurs within city limits on a site of no more than five acres surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare, or threatened species.
- (d) Approval of the project, as conditioned, would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The one-year extension request has not been reviewed by any additional review authorities.

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, mailing notice to surrounding property owners, providing 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.

ISSUES

At the time of Building Permit review, the project will be subject to updated stormwater permit compliance and current geotechnical study requirements.

ATTACHMENTS

Attachment 1 -	Disclosure Form
Attachment 2 -	Location Map
Attachment 3 -	General Plan and Zoning Map
Attachment 4 -	Approved Plans
Attachment 5 -	Planning Commission Minutes
Attachment 6 -	Planning Commission Resolution Nos. 11322 and 11323
Resolution 1	

CONTACT

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