

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR PLANNING COMMISSION  
**MARCH 28, 2019**

**PROJECT TITLE**

Ronchelli Rezoning

**APPLICANT**

Denis Ronchelli, representing Ronchelli Living Trust, LLC

**ADDRESS/LOCATION**

1250 Mendocino Ave

**PROPERTY OWNER**

Ronchelli Living Trust

**ASSESSOR'S PARCEL NUMBER**

180-590-004

**FILE NUMBER**

REZ19-002

**APPLICATION DATE**

January 22, 2019

**APPLICATION COMPLETION DATE**

February 6, 2019

**REQUESTED ENTITLEMENTS**

Rezoning

**FURTHER ACTIONS REQUIRED**

Rezoning – City Council

**PROJECT SITE ZONING**

Existing: CG (General Commercial) &  
R-3-15

**GENERAL PLAN DESIGNATION**

Retail & Business Services

Proposed: CG (General Commercial)

**PROJECT PLANNER**

Kristinae Toomians

**RECOMMENDATION**

Approval

Agenda Item # 10.1  
For Planning Commission Meeting of: March 28, 2019

CITY OF SANTA ROSA  
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION  
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER  
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT  
RONCHELLI REZONING

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, recommend that Council adopt 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.

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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.

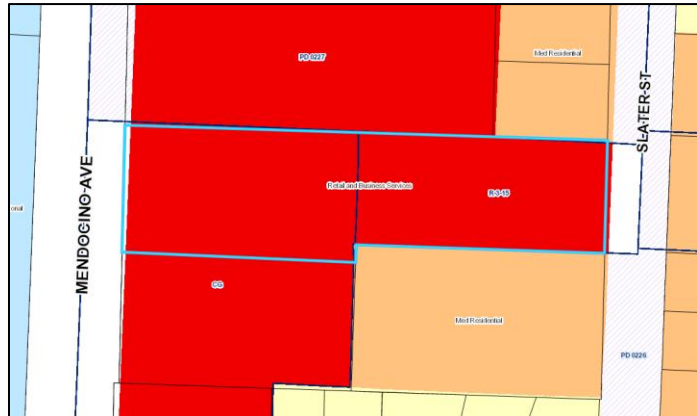


Figure 2: Subject property is zoned CG and R-3-15, with a General Plan Designation of Retail & Business Services

### 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.

### 4. Project History

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

PRIOR CITY COUNCIL REVIEW

Not applicable.

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. Other Applicable Plans

Not applicable.

3. 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.

4. Design Guidelines

Not applicable.

5. Historic Preservation Review Standards (CHB only)

Not applicable.

6. Neighborhood Comments

No public comments have been received as of the date this report was drafted.

7. Public Improvements/On-Site Improvements

Not applicable.

FISCAL IMPACT

Approval of this action does not have a fiscal 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

No other review authorities have reviewed this project.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, all required public noticing was done, including the installation of two public hearing signs at the Project site, a mailed Notice of Public Hearing to property owners within 400 feet of the Project site, and a Notice of Public Hearing published in the Press Democrat.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 - Disclosure Form

Attachment 2 - Location Map

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  
Resolution

CONTACT

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