FILE COPY

City of Santa Rosa
PLANNING & ECONOMIC DEVELOPMENT

Mailed: 2/28/18 gw
~~Online:~~
CAB:

February 27, 2018

Dear Property Owner;

The City of Santa Rosa has received an application requesting the property located at 900 Santa Rosa Avenue, Assessor's Parcel No. 009-334-015, be rezoned from the PD (South Park Planned Development) zoning district to the CG (General Commercial) zoning district, to be consistent with the General Plan land use designation of Retail and Business Services. The purpose of this letter is to inform property owners that staff will be recommending to the Planning Commission and City Council to expand the area to be rezoned to include properties located along the east side of Petaluma Hill Road and Santa Rosa Avenue, between Colgan Avenue and Bennett Valley Road, as shown in green on the attached boundary map. The following is a list of Assessor's Parcel Numbers included in the recommendation:

- 009-334-011, -012, -013,
- 038-154-003, -007, -010, -011, -012,
- 038-155-016, 022, -031, -032,
- 038-156-020,
- 038-161-015, -014, -020, -021,
- 038-163-015, -016, -021, -022, -024, -025, -027,
- 038-171-011, -014, -015,
- 038-172-003, -016, -018, -024, -026 and -027

If there is an existing use in your building that is legally permitted within the current South Park Policy Statement and would not otherwise be permitted within the CG (General Commercial) zoning district, the use would be considered legal, non-conforming, and would be allowed to continue to operate. Pursuant to Zoning Code Section 20-61.020, if a legal, non-conforming use stops, a new business operator may continue the same type of non-conforming use if the new business is operating within six months of the time the previous business ceased to operate. For your reference, I have included the land use tables for the CG (General Commercial) zoning district and Zoning Code Section 20-61.020, which discusses non-conforming uses.

Considerations:

- The current fee for processing a Rezoning application is $16,657 (entitlement application plus two public hearing fees). Because the City will be including your property on an existing Rezoning application for which the fees have already been paid, there will be no additional fees required.

100 Santa Rosa Avenue, Room 3 • Santa Rosa, CA 95404
Phone: (707) 543-3200 • Fax: (707) 543-3269
www.srcity.org

- The Policy Statement for the South Park Planned Development (copy attached) requires all new uses to apply for a Conditional Use Permit (CUP). Fees associated with CUPs range from $2,607 to $18,390. As you can see in the attached land use table, many commercial uses are permitted by right, which would not require a CUP.

If you have questions, or want additional information, please do not hesitate to contact me. Otherwise, you will receive a Public Hearing Notice when the item is scheduled before the Planning Commission, which is anticipated in early in April 2018.

Here is my contact information:

Susie Murray, City Planner
Planning and Economic Development
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Telephone: 707-543-4348 (direct line)
Email: smurray@srcity.org

Sincerely,

CW for
Susie Murray

Susie Murray
City Planner

Enclosures:
Rezoning Boundary Map (proposed)
Zoning Code Section 20-61.020
Land Use Table for CG (General Commercial) zoning district
South Park Policy Statement

Rezoning Boundary Map (proposed)

20-61.020 Nonconforming uses.

A. Continued, transferred, or sold. Nonconforming uses may be continued, transferred, or sold, but only in compliance with the provisions of this Chapter.

B. Replacing nonconforming uses with similar uses.

1. A nonconforming use may be changed to another nonconforming use of a similar or more restricted classification or nature; provided, the proposed new nonconforming use would not increase the degree or intensity of the nonconformity.

2. The replacement nonconforming use shall serve as the "new bench mark" in terms of establishing the acceptable level of nonconformity.

3. Where a nonconforming use is changed to another nonconforming use of a more restrictive classification, it shall not thereafter be changed to a use of a less restrictive classification.

C. Enlargement or expansion of use not allowed.

1. Nonconforming use of land. A nonconforming use of land which does not involve any structure, except accessory structures, shall not be enlarged or expanded in size or capacity, or extended to occupy a greater area, or increased in intensity. "Accessory structures," as used in this Subsection, include driveways, fences, parking areas, signs, walls, or minor structures less than 400 square feet in area.

2. Nonconforming use of a structure. Changes to a nonconforming use of a structure by addition, enlargement, extension, reconstruction, or relocation, may be allowed only if the changes comply with all of the regulations of the applicable zoning district and the following provisions:

a. A nonconforming use of a structure may only be expanded or enlarged in size or capacity, or extended to occupy a greater area, or increased in intensity through the approval of a Minor Conditional Use Permit in compliance with Section 20-52.050.

b. In approving the Minor Conditional Use Permit, the review authority shall make the following finding, in addition to those identified in Section 20-52.050 G. (Findings and decision): The enlargement, expansion, extension, or increase would not increase the degree or the detrimental effects of the nonconformity.

D. Loss of nonconforming status.

1. If a nonconforming use of land, or a nonconforming use of a conforming structure, is discontinued for a continuous period of at least six months, the rights to legal nonconforming status shall terminate. The time limit for maintaining a legal nonconforming status for properties located along the north side of Sebastopol Road to Highway 12, between Stony Point Road and Dutton Avenue, as illustrated in Figure 6-1, shall be 24 months, for existing nonconforming uses and structures, to maintain a vibrant and thriving industrial area until such time as the area is ready to convert to residential and mixed residential and retail uses.

2. The nonconforming use shall not be resumed once the use has been terminated for at least six months, or 24 months for properties located along the north side of Sebastopol Road, between Stony Point Road and Dutton Avenue.

3. The Director shall base a determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business receipts/records to document continued operation.

4. Without further action by the City, any further use of the site shall comply with all of the regulations of the applicable zoning district and all other applicable provisions of this Zoning Code.

Figure 6-1 – Sebastopol Road north to Highway 12, between Stony Point Road and Dutton Avenue

(Ord. 4074 § 6, 2016; Ord. 3677 § 1, 2004)

View the mobile version.

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

LAND USE (1)	PD 73-001	CG
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING		
Artisan/craft product manufacturing	MUP	P
Brewery—Brew pub	MUP	MUP
Laboratory—Medical, analytical	—	—
Printing and publishing	—	—
Recycling—Reverse vending machines	MUP	P
Recycling—Small collection facilities	MUP	MUP
Storage—Accessory	MUP	P
Storage—Personal storage facility (mini-storage)	MUP	MUP
Winery—Boutique	MUP	MUP
Winery—Production	CUP	CUP
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES		
Adult entertainment business	—	S
Commercial recreation facility—Indoor	MUP	MUP
Community garden (6)	MUP	P
Conference/convention facility	CUP	CUP
Health/fitness facility—Commercial	MUP	P
Health/fitness facility—Quasi-public	MUP	P
Library, museum	MUP	P
Meeting facility, public or private	MUP	MUP
Park, playground	MUP	P
School, public or private	MUP	MUP
Sports and entertainment assembly facility	CUP	CUP
Studio—Art, dance, martial arts, music, etc.	MUP	P
Theater, auditorium	CUP	CUP
RESIDENTIAL USES		
Animal keeping—Domestic and exotic	S	S
Community care facility—6 or fewer clients	MUP	P
Community care facility—7 or more clients	MUP	MUP
Emergency shelter—50 or fewer beds	MUP	P
Emergency shelter—51 or more beds	MUP	CUP
Home occupation	MUP	S
Live/work	MUP	MUP
Multi-family dwelling	MUP	MUP
Residential accessory uses and structures	MUP	P
Residential component of a mixed use project	MUP	MUP
Single-family dwelling—Attached only	CUP	CUP
Single room occupancy facility	CUP	CUP
Transitional housing	CUP	CUP
Work/live	MUP	MUP

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for permit requirement
—	Use not allowed

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

LAND USE (1)	PD 73-001	CG
RETAIL TRADE		
Accessory retail uses	MUP	P
Alcoholic beverage sales	CUP	CUP
Artisan shop	MUP	P
Auto and vehicle sales and rental	MUP	MUP
Auto parts sales (no installation services)	MUP	P
Bar/tavern	CUP	CUP
Building and landscape materials sales—Indoor	MUP	P
Building and landscape materials sales—Outdoor	—	MUP
Construction and heavy equipment sales and rental	—	—
Drive-through retail sales	CUP	CUP
Farm supply and feed store	MUP	MUP
Fuel dealer (propane for home and farm use, etc.)	MUP	—
Furniture, furnishings, appliance/equipment store	MUP	P
Gas station	—	CUP
General retail—Up to 20,000 sf of floor area	MUP	P
General retail—More than 20,000 sf, up to 50,000 sf	MUP	P
General retail—More than 50,000 sf of floor area	CUP	CUP
Grocery store, small—Less than 20,000 sf	MUP	P
Grocery store, large—20,000 sf and greater	CUP	CUP
Mobile food vending	—	MUP(9)
Mobile home, boat, or RV sales	—	MUP
Neighborhood center	MUP	P
Night club	MUP	MUP
Office—Supporting retail	MUP	P
Outdoor display and sales	—	MUP
Pharmacy	MUP	P
Restaurant, café, coffee shop—Counter ordering	MUP	P
Restaurant, café, coffee shop—Outdoor dining	MUP	P(8)
Restaurant, café, coffee shop—Serving alcohol (no bar)	MUP	P
Restaurant, café, coffee shop—Table service	MUP	P
Second hand store	MUP	MUP
Shopping center	MUP	P
Tasting room	MUP	P
Tobacco or smoke shop	MUP	MUP
Warehouse retail	CUP	CUP

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for permit requirement
—	Use not allowed

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

LAND USE (1)	PD 73-001	CG
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL		
ATM	MUP	P
Bank, financial services	MUP	P
Business support service	MUP	P
Medical service—Clinic, urgent care	MUP	P
Medical service—Doctor office	MUP	P
Medical service—Health care facility	MUP	MUP
Medical service—Hospital	CUP	CUP
Medical service—Integrated medical health center	MUP	P
Medical service—Lab	MUP	P
Medical service—Veterinary clinic, animal hospital	MUP	MUP
Office—Accessory	MUP	P
Office—Business/service	MUP	P
Office—Government	MUP	MUP
Office—Processing	MUP	MUP
Office—Professional	MUP	P
SERVICES—GENERAL		
Accessory services	MUP	P
Adult day care	MUP	MUP
Catering service	MUP	P
Child day care—Large family day care home	MUP	MUP
Child day care—Small family day care home	MUP	P
Child day care center	MUP	MUP
Drive-through service	CUP	CUP
Equipment rental	MUP	P(4)
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for permit requirement
—	Use not allowed

73

PC DISTRICT NO. PD73-001

Location: _____

Project Name: South Park

Policy Statement Dated: _____ **Attached** **None**

Conditional Use Permit Date: _____ **Attached** **None**

Development Plan Dated: _____ **Attached** **None**

Project Description:

_____

_____

_____

SANTA ROSA JUNIOR HIGH SCHOOL
SANTA ROSA CREEK
DOYLE PARK
JULLIARD PARK
BURBANK SCHOOL
BURBANK PARK
AUDITORIUM
SONOMA COUNTY FAIR GROUNDS
MT OLIVE
COLGAN AVENUE
BAKER
ASTON AVENUE
SANTA ROSA AVENUE
SONOMA AVENUE
CLARK STREET
MAPLE STREET
PACIFIC AVENUE
MILTON STREET
FRANKLIN AVENUE
LINWOOD AVENUE
SANTA CLARA DRIVE
SANTA BARBARA DRIVE
SAN CLEMENTE DRIVE
SAN DIEGO DRIVE
PRIVAT FROM VINES
IN ROOM VINES
PB
PC
R-R
R-1
R-2
R-3
R-4
C-2
C-2P
C-1P
C-2-P
R-1-PD
R-2-PD
C-1-P-PD

COUNTER COPY

SOUTH PARK NDP AREA
PC (PLANNED COMMUNITY)

Development Plan Map

and

Policy Statements

Updated

BOUNDARY MAP

—·—· NDP BOUNDARY

SOUTH PARK NDP

SANTA ROSA, SONOMA COUNTY, CALIFORNIA

Urban Renewal Agency of the City of Santa Rosa

PROPOSED PHR DEVELOPMENT PLAN - NEW DEVELOPMENT TO HAVE MINIMUM 10' SETBACK

—— NDP BOUNDARY

SOUTH PARK NDP

SANTA ROSA, SONOMA COUNTY, CALIFORNIA

BLOCK & PARCEL MAP

BOOK — (PAGE & BLOCK) — PARCEL NUMBER

SOUTH PARK NDP

SANTA ROSA, SONOMA COUNTY, CALIFORNI/

NDP BOUNDARY

TARGET AREA

BOOK 9
BOOK 38

GRAPHIC SCALE IN FEET
0 200 400

Urban Renewal Agency of the City of Santa Rosa

SANTA ROSA
1521
1530
1533
PART
WESTGATE PARK
FRANKLIN PARK
SANTA ROSA MEMORIAL PARK
DOYLE PARK
1/4 mi.
1/2 mi.
3/4 mi.
1 mi.

EXHIBIT A

PLANNED COMMUNITY POLICY STATEMENT FOR

THE SOUTH PARK NDP AREA

OBJECTIVES:

1. Community-wide facilities

   a. To retain and develop the existing South Park school and site as a community center.

   b. To develop a full complement of active and passive recreation and park facilities and programs at and adjacent to the existing Rotary Park site.

   c. To develop mini-parks related to residential areas and designed for walk-in use to serve the recreation needs of young children and senior citizens.

   d. To encourage convenience shopping and neighborhood service establishments in the commercial area for the convenience of the residents of the neighborhood.

   e. To provide for safe, standard housing affordable to a broad range of incomes and for community facilities commensurate with the purposes of the Neighborhood Development Program.

2. Circulation

   a. To discourage through traffic from using interior local streets.

   b. To develop safe and convenient pedestrian and bicycle routes as an integral part of the circulation pattern.

3. Natural Amenities

   a. To preserve existing trees wherever possible.

   b. To encourage street tree plantings including large trees on all peripheral streets and smaller residential scale trees on all interior streets.

4. Design

   a. To encourage residential development patterns such as zero lot line and cluster development that provide a maximum of usable open space through better utilization of available building sites.

   b. To encourage residential development that provides adequate private outdoor living space associated with each dwelling unit.

   c. To reduce conflicts between yards, playgrounds and other private outdoor activity areas and heavily traveled peripheral streets, commercial areas and public recreation by adequately separating these uses through landscaping and fencing, or by orienting private outdoor spaces away from the peripheral streets and public activity areas.

d. To ensure the preservation of the amenities of lower intensity residential uses by encouraging landscaping, setbacks, building materials, building scale, height and general design to be similar or compatible with lower intensity uses when a higher intensity use is adjacent to, or on a street facing, a lower intensity use.

e. To encourage variable setbacks on interior residential streets.

f. To encourage variable housing designs on interior residential streets.

g. To reduce conflicts between residential and commercial development areas by requiring a minimum 20 foot landscaped setback, which includes fencing, with commercial orientation and access oriented away from the residential area.

h. To encourage the combining of substandard lots in the commercial area, to create lots of appropriate size for commercial development.

STANDARDS

1. All Residential Areas as Designated on Development Plan Map.

a. Overall residential density shall not exceed five dwelling units per gross acre.

b. Residential Height Limit: 35 feet (two stories).

c. Lot size. Minimum frontage: 60 feet or by use permit and site design review approval
Minimum lot size: 6000 sq. ft. on interior lots and 7000 sq. ft. on corner lots or by use permit and site design review approval

Exceptions: Rehabilitation, reconstruction and new construction of single family residential uses may be allowed on substandard lots by use permit ~~provided the lot has a minimum frontage of 40 feet.~~

d. Maximum coverage of lot by structures: 40 percent for low density areas, 50 percent for medium density areas.

e. Minimum yards: front yard - 20 feet for carports and garages, 15 feet for main buildings.

Side yards - one-half the height of the building, or five feet if the building is one story and less than 15 feet in height. Maximum of 15 feet. Rear yard - 5 feet for single story buildings. 15 feet for two story buildings.

Exceptions to yard requirements may be made by use permit to allow zero lot line and cluster development and the orientation of living areas away from heavily traveled peripheral streets and public activity areas.

f. Parking: one carport or garage per single family dwelling. One and one-half parking spaces per dwelling unit for multiple unit residential buildings with a minimum of one covered space for each unit. Parking for all other uses as provided by Chapter 4, Article 16 (Parking

Requirements) of the City of Santa Rosa Zoning Ordinance.

g. Repairs and Rehabilitation

Existing residential structures on substandard lots or which are a non-conforming use may be repaired to 50 percent of current assessed value in any one year. Repairs of more than 50 percent of the assessed value in one year will require use permit approval.

Any repair, rehabilitation or expansion of commercial buildings (i.e., 50% of the assessed value in any one year) will require a use permit.

h. City standards and ordinances shall apply unless specifically excepted in this policy statement or if it is found that an exception will allow the objectives of this policy statement to be accomplished. Exceptions shall be reviewed and approved through the use permit process.

2. Low Density Residential Area as Designated on Development Plan Map.

a. Uses: single family dwellings, duplexes on corner standard lots, churches, child nurseries, public or parochial schools, public buildings and community centers, public utility structures, parking lots as related to allowed use, home occupations, temporary subdivision sales offices, public parks, private recreational facilities, health care facilities as provided in Chapter 4, Article 18 of the Zoning Ordinance. Accessory buildings provided they are not on a lot separate from the main buildings, and do not include the accommodation of more than two roomers or boarders.

All uses other than single family dwellings on standard lots require use permit and design review approval.

New medium density development may be allowed by use permit in low density areas on lots where such development occurs as a result of the demolition of substandard structures where there is an existing medium density use.

3. Medium Density Residential Areas as Designated on the Development Plan Map.

a. Uses: all uses allowed in low density residential areas, apartments, condominiums, group dwellings, boarding and lodging houses. Not more than one dwelling unit for each 4,300 square feet of land area (10 units per net acre) except that a duplex may be allowed on a standard lot. Accessory buildings provided they are not constructed prior to completion of main buildings and are not located on a lot separate from the main building. Uses associated with the County Fairgrounds, specifically horse barns, may be located adjacent to the existing County Fairgrounds along Aston Avenue.

All uses other than single family dwellings on standard lots require use permit and design review approval.

b. Parcels located between Ware and approximately 350 feet south of Milton Street on the west side of Rutledge may develop in the commercial uses outlined to correspond with the allowed uses as designated in 4a of this policy statement if land can be assembled and the appropriate landscaping, buffering, and setbacks can be accomplished through

land assemblage, all conditions outlined in 4a through 4g shall be used to evaluate the proposed commercial development.

4. Commercial Areas Designated on Development Plan Map.

a. Allowed Uses:

(1) General Commercial Area Designated on Development Plan Map Between Bennett Avenue and Ware Street

Retail stores, shops or businesses conducted entirely within the building, including food stores, furniture stores, restaurants, bars, cafes, retail bakeries, auto sales, newsstands, personal service establishments, offices and clinics. Other uses include theaters, hotels, service stations, auto repair establishments, used car sales, wholesale businesses, storage buildings, warehouses, parking lots, public buildings, public utility structures. Accessory buildings, provided that no accessory building shall be constructed prior to the construction of the main building. Other business uses which are of the same general character as those enumerated above and not obnoxious or detrimental to the neighborhood in which they are located.

(2) Neighborhood Commercial Area Designated on Development Plan Map Between Ware Street and Pressley Street

Professional and other offices, retail stores and shops conducted wholly within a building, but not including second-hand stores. Other uses include banks, personal service shops, restaurants, music or dance studios, dressmaking, millinery, show & tailor shops, public buildings, parking lots, and other business uses which are of the same general character as those enumerated above and not obnoxious or detrimental to the neighborhood in which they are to be located.

(3) General Commercial Area Designated on Development Plan Map Between Pressley Street and Frazier Street

Retail stores, shops or businesses conducted entirely within the building, including food stores, furniture stores, restaurants, bars, cafes, retail bakeries, personal service establishments, offices & clinics. Other uses include theaters, hotels, wholesale businesses, light manufacturing, parking lots, public buildings, and public utility structures. Accessory buildings, provided that no accessory building shall be constructed prior to the construction of the main building. Other business uses which are of the same general character as those enumerated above and not obnoxious or detrimental to the neighborhood in which they are located.

(4) Heavy Commercial Area Designated on Development Plan Map Between Frazier Street and Approximately 350 Feet South of Aston Avenue

The following uses, when conducted entirely within a building: retail stores, shops, and businesses, personal service establishments, offices, and clinics, wholesale businesses, storage buildings and warehouses. Other uses allowed include restaurants, auto repair establishments, service stations, and sale of used or second-hand goods, light

manufacturing or processing of food products, pharmaceuticals, dairy products, candy, cosmetics, ceramics, light metal fabrication and assembly of electrical applicances, electronic instruments, radio and photograph shops, toy shops, novelty shops, heating, ventilating, and draining duct repair stores, sign companies. Accessory buildings, provided that no accessory building shall be constructed prior to the construction of the main building. Other business uses which are of the same general character as those enumerated above and not obnoxious or detrimental to the neighborhood in which they are located.

All uses require use permit approval.

b. Height limit: 45 feet (three stores) except that the height limit shall be 35 feet (two stories) when adjacent to or facing residential areas.

c. Minimum lot size: Minimum lot size will be set individually as a condition of use permit and design review approval.

d. Maximum lot coverage: Maximum lot coverage will be set individually as a condition of use permit and design review approval.

e. Yards: Yards and setbacks will be set individually as a condition of use permit and design review approval except that a ~~15~~ 20 foot buffer setback area with appropriate screening (landscaping and decorative fencing) not to be used for parking, trash receptacles or circulation will be required adjacent to residential uses.

f. Parking: Requirements as provided in Chapter 4, Article 16 (Parking Requirements) of the Zoning Ordinance.

g. Lighting and signing of commercial uses shall not generally be visible from residential areas.

PROCEDURES

1. All uses requiring use permit approval shall be reviewed by the Project Area Committee for recommendation as to its consistency with the objectives and standards set forth in the policy statement and relationship to the goals of the Neighborhood Development Program.

ORDINANCE NO. 1671

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE
(Zoning- South Park NDP)

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. All conditions required by law having been satisfied and all necessary findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa" as described in Section 203, so as to change the zoning of the hereinafter described property as follows:

Property bounded by Petaluma Hill Road on the west, Bennett Avenue on the north, the County Fairgounds on the east and Colgan Avenue extended on the south to PC (Planned Community) District and adopting a development plan map and policy statement, copies of which are on file in the office of the City Clerk.

Section 2. This ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this 18th day of September, 1973

AYES: (4) Mayor Jones, Councilmen Guggiana, Poznanovich & Zatman

NOES: (0)

ABSENT: (1) Councilman Downey

APPROVED: /s/ GREGORY JONES, JR.
Mayor

ATTEST: /s/ MARION MC COMAS
Assistant City Clerk

ORDINANCE NO. 2646

AN ORDINANCE AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 623 ASTON AVENUE - ASSESSOR'S PARCEL NUMBER 038-171-19 - FILE NUMBER 87-0396

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, based on the evidence and records presented, that the reclassification to the PC - Medium Density Residential District is appropriate for the property identified in Section 2, due to subject property's physical configuration and its location adjacent to established development.

The Council further finds and determines that the reclassification of the subject property from the PC - Commercial to the PC - Medium Density Residential (Medium Density Residential 10 units/acre) District is consistent with the Santa Rosa General Plan in that:

a. The proposed rezoning is consistent with the General Plan in that the properties designated Housing Opportunity Area and this rezoning would help in maintaining the identifiable character of the neighborhood.

b. Such proposed rezoning would allow Medium Density use on a parcel adjacent to existing Medium Density Residential land use and would discourage intrusion of commercial uses into the South Park neighborhood.

The Council has read, reviewed and considered the approved and adopted Negative Declaration for this project and determines that this reclassification will not have a significant effect on the environment as shown by said Negative Declaration.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-01.010, so as to change the classification of the hereinafter described property as follows:

Assessor's Parcel Number 038-171-19 is changed to the PC - Medium Density Residential District.

Section 3. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED this 27th day of October, 1987.

AYES: (5) Mayor Burton, Councilmen Berto, Healy, Hulsman and Jeffries

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

APPROVED: Vincil Burton
Mayor

ATTEST: Kathleen Albright
Assistant City Clerk

ORDINANCE NO. 1954

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE AMENDING THE SOUTH PARK POLICY STATEMENT - FILE NO. 3-1702

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. All conditions required by law having been satisfied and all necessary findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa" as described in Section 203, so as to amend the South Park Policy Statement (Exhibit "A") as follows:

Modification # 1 - Standards, Section 1c, to read:

c. Lot size. Minimum frontage: 60 feet or by use permit and site design review approval.

Minimum lot size: 6,000 square feet on interior lots and 7,000 square feet on corner lots or by use permit and site design review approval.

Exceptions: Rehabilitation, reconstruction and new construction of single family residential uses may be allowed on substandard lots by use permit.

Modification # 2 - Standards, Section 2a addition to read:

New medium density development may be allowed by use permit in low density areas on lots where such development occurs as a result of the demolition of substandard structures where there is an existing medium density use.

Modification # 3 - Standards, Section 3b, addition to read;

b. Parcels located along Petaluma Hill Road between Ware and approximately 350 feet south of Milton Street on the west side of Rutledge may develop in the commercial uses outlined to correspond with the allowed uses as designated in 4a of this policy statement if land can be assembled and the appropriate landscaping, buffering, and setbacks can be accomplished through land assemblage. All conditions outlined in 4a through 4g shall be used to evaluate the proposed commercial development.

Section 2. This ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this 26 th day of September , 1978.

AYES: (4) Mayor Born, Councilmen Guggiana, Healy and Downey

NOES: (0)

ABSENT: (1) Councilman Wilhelm

ABSTAIN: (0)

APPROVED: [signature]
MAYOR

ATTEST: Kitty Frisbie Deputy
~~ASSISTANT~~ CITY CLERK

APPROVED AS TO FORM
CITY ATTORNEY

BY [signature]

ORDINANCE NO. 1828

AN ORDINANCE AMENDING APPENDIX B OF THE SANTA ROSA CITY CODE (Zoning - South Park NDP)

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. All conditions required by law having been satisfied and all necessary findings with relation thereto having been made, Appendix B of the Santa Rosa City Code is hereby amended by amending the "Zoning Map of the City of Santa Rosa" as described in Section 203, so as to change the zoning of the hereinafter described property as follows:

That property known as 1314 and 1316 Petaluma Hill Road and more specifically known as Assessor's Parcel Numbers 38-163-19 and 38-163-26 from medium density to commercial and to require a 20-foot setback from Rutledge Avenue, with commercial development to be oriented away from said street as an amendment to the South Park Project Area Planned Community District development plan map and policy statement attached hereto as Exhibit "A".

Section 2. This ordinance shall be in full force and effect from and after its adoption and publication or as soon thereafter as all precedents of law have been satisfied.

IN COUNCIL DULY PASSED this 14th day of September, 1976

AYES: (5) Mayor Poznanovich, Councilmen Born, Guggiana, Jones and Zatman

NOES: (0)

ABSENT: (0)

APPROVED: Carl M Poznanovich
Mayor

ATTEST: Marion McCowan
Assistant City Clerk

APPROVED AS TO FORM
CITY ATTORNEY
BY

PLANNED COMMUNITY POLICY STATEMENT FOR THE SOUTH PARK NDP AREA

OBJECTIVES:

1. Community-wide facilities

   a. To retain and develop the existing South Park school and site as a community center.

   b. To develop a full complement of active and passive recreation and park facilities and programs at and adjacent to the existing Rotary Park site.

   c. To develop mini parks related to residential areas and designed for walk-in use to serve the recreation needs of young children and senior citizens.

   d. To encourage convenience shopping and neighborhood service establishments in the commercial area for the convenience of the residents of the neighborhood.

   e. To provide for safe, standard housing affordable to a broad range of incomes and for community facilities commensurate with the purposes of the Neighborhood Development Program.

2. Circulation

   a. To discourage through traffic from using interior local streets.

   b. To develop safe and convenient pedestrian and bicycle routes as an integral part of the circulation pattern.

3. Natural Amenities

   a. To preserve existing trees wherever possible.

   b. To encourage street tree plantings including large trees on all peripheral streets and smaller residential scale trees on all interior streets.

4. Design

   a. To encourage residential development patterns, such as zero lot line and cluster development, that provide a maximum of usable open space through better utilization of available building sites.

EXHIBIT "A"

RESOLUTION NO. 3413

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY SITUATED IN THE SOUTH PARK NDP

WHEREAS, after public hearing the Planning Commission of the City of Santa Rosa believes that the present classification of property bounded by Petaluma Hill Road on the west, Bennett Avenue on the north, the County Fairgrounds on the east and Colgan Avenue extended on the south in the "S" (Study) District, is no longer appropriate and that rezoning is required for the public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission has considered the Negative Declaration of environmental impact and all comments received thereon.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission adopts the Negative Declaration.

BE IT FURTHER RESOLVED that the Santa Rosa City Planning Commission recommends to City Council rezoning of property bounded by Petaluma Hill Road on the west, Bennett Avenue on the north, the County Fairgrounds on the east and Colgan Avenue extended on the south from "S" (Study) District to PC (Planned Community) District adopting the development plan map and policy statements attached hereto as Exhibit "A".

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 23rd day of August, 1973 by the following vote:

AYES: Commissioners Born, Foster, Dias, Coons, Godsey and Chairman Rocca

NOES: None

ABSENT: Commissioner Weil

ABSTAIN:

APPROVED CARLO ROCCA
Chairman

ATTEST LOREN P. MATTHIAS
Secretary Pro Tempore

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof, held August 23, 1973.

Cecilia M. Cooper

RESOLUTION NO. 13060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ROSA NEGATING FOR ONE YEAR PUBLIC IMPROVEMENT REQUIREMENTS AS A CONDITION OF CITY ENTITLEMENTS IN THE SOUTH PARK NEIGHBORHOOD WHICH ARE NOT IMMEDIATELY NECESSARY FOR THE PUBLIC HEALTH, SAFETY AND WELFARE

WHEREAS, the City of Santa Rosa is committed to the rehabilitation of the South Park Neighborhood through the adoption and implementation of various federal, state, and City programs; and

WHEREAS, it is in the public interest to encourage private investmen and development in the rehabilitation of the South Park Neighborhood; and

WHEREAS, it is in the public interest to encourage and require the dedication and installation of public improvements in the South Park Neighbo hood; and

WHEREAS, implementation of policies supporting both these differen public interests can compete and thereby impede the achievement of such public interest; and

WHEREAS, the requirement for the immediate installation and dedication of public improvements at the time of private development in the Soul Park Neighborhood can raise the cost of such development beyond the marke interest in and ability to support such investment; and

WHEREAS, the City Council has received evidence, staff reports and the recommendation of the Housing Authority and the Redevelopment Agency and their staffs concerning these competing needs.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby determines that for the next one year the City of Santa Rosa will implement its commitment to the rehabilitation of the South Park Neighborhood through programs and actions encouraging the investment of private capital in the construction and reconstruction in this area by negating as provided in Chapter 6 of Santa Rosa City Code all public improvements required by said chapter except those determined by the City Engineer to be immediately necessary for the public health, safety, and welfare.

BE IT FURTHER RESOLVED that it shall be the policy of the City of Santa Rosa to seek alternate means of providing for such deferred public improvements, which means shall include, but not be limited to, federal or state grants, City participation, assessment districts or such other lawful

means as may be determined by the City Council to be in the interest of the City of Santa Rosa, including the South Park Neighborhood.

BE IT FURTHER RESOLVED that each building permit issued in the South Park Neighborhood shall be conditioned on the minimum public works required for each development as determined by the City Engineer.

IT IS FURTHER RESOLVED that this one-year moratorium on said public improvement requirements is effective as of March 1, 1978 for housing rehabilitation projects and effective as of June 1, 1978 for new housing developments.

IN COUNCIL DULY PASSED this 21st day of February, 1978.

AYES: (4) Mayor Guggiana, Councilmen Born, Poznanovich and Zatman

NOES: (0)

ABSENT: (1) Councilman Jones

APPROVED: _____
Mayor

ATTEST: _____
Assistant City Clerk

APPROVED AS TO FORM
CITY ATTORNEY
BY _____

RESOLUTION NO.4239

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL AMENDMENT OF THE SOUTH PARK POLICY STATEMENT - FILE NUMBER 3-1702

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated in the South Park Neighborhood bounded by Bennett Valley Road, Colgan Avenue, Petaluma Hill Road, and Hendley Avenue is appropriate but that amendments are deemed necessary.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends to City Council amendment of the South Park Policy Statement to read:

MODIFICATION #1 - Standards, Section 1c, to read:

c. Lot size. Minimum frontage: 60 feet or by use permit and site design review approval.
Minimum lot size: 6000 square feet on interior lots and 7000 square feet on corner lots or by use permit and site design review approval.

Exceptions: Rehabilitation, reconstruction and new construction of single family residential uses may be allowed on substandard lots by use permit ~~provided the lot has a minimum frontage of 40 feet~~.

MODIFICATION #2 - Standards, Section 2a, addition to read:

New medium density development may be allowed by use permit in low density areas on lots where such development occurs as a result of the demolition of substandard structures were there is an existing medium density use.

MODIFICATION #3 - Standards, Section 3b, addition to read:

b. Parcels located along Petaluma Hill Road between Ware and approximately 350 feet south of Milton Street on the west side of Rutledge may develop in the commercial uses outlined to correspond with the allowed uses as designated in 4a of this policy statement if land can be assembled and the appropriate landscaping, buffering, and setbacks can be accomplished through land assemblage. All conditions outlined in 4a through 4g shall be used to evaluate the proposed commercial development.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to City Council amendments to the South Park Policy Statement as outlined above and incorporated into the policy statement (Exhibit A).

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 10th day of August, 1978, by the following vote:

AYES: Chairman Andrews, Commissioners Zeni, Crownover, and LaCornu.

NOES: None

ABSENT: Commissioners Godsey and Holmes

ABSTAIN: Commissioner Cooper

APPROVED: CHET ANDREWS
Chairman

ATTEST: JAMES K. BURNS
Secretary

I hereby certify that the foregoing resolution is a true and correct copy of a resolution duly and regularly adopted by the Planning Commission of the City of Santa Rosa at a regular meeting thereof held August 10, 1978.

Linda Grisso

DEVELOPMENT PLAN MAP

SOUTH PARK NDP

SANTA ROSA, SONOMA COUNTY, CALIFORNIA

1026 PETALUMA HILL RD LLC
C/O CIRE MANAGEMENT
PO BOX 11248
SANTA ROSA CA 95406

AIME CONGETA TR
3445 PRIMROSE AVE
SANTA ROSA CA 95407-7766

ALDRICH TROY B TR & ALDRICH PE
950 PETALUMA HILL RD
SANTA ROSA CA 95404

BATARSEH RAMZI & AMIREH ORSELL
613 4TH ST #207
SANTA ROSA CA 95404

BIGHAM PAUL W & BIGHAM BRADETT
355 DRY CREEK RD
HEALDSBURG CA 95448

BOICE MOLLIE ET AL & BOICE WES
612 FRAZIER AVE
SANTA ROSA CA 95404-5822

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SANTA ROSA CA 95401

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WILLIAM WALLAHAN
1825 FERDINAND COURT
SANTA ROSA, CA 95404

City of Santa Rosa
PLANNING & ECONOMIC DEVELOPMENT

FILE COPY

March 20, 2018

Dear Property Owner;

On February 14, 2018, I sent you a packet discussing the upcoming proposal to rezone the properties along Petaluma Hill Road to the CG (General Commercial) zoning district. When preparing the Land Use Table comparing allowable uses, I inadvertently left off vehicle services, cannabis uses, and light manufacturing. The purpose of this letter is to provide a corrected land use table, which accurately depicts changes in allowable land uses if the proposed Rezoning from the PD (Planned Development 73-001) zoning district to the CG (General Commercial) zoning district is approved.

I apologize if this causes any confusion. Feel free to contact me at any time for clarification. Here is my contact information:

Susie Murray, City Planner
Planning and Economic Development
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Telephone: 707-543-4348 (direct line)
Email: smurray@srcity.org

Sincerely,

KMA for Susie Murray

Susie Murray
City Planner

Enclosure:
Land Use Table (comparison PD 73-001 zoning district and CG zoning district)
Boundary Map

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

LAND USE (1)	PD 73-001	CG
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING		
Artisan/craft product manufacturing	MUP	P
Brewery—Brew pub	MUP	MUP
Laboratory—Medical, analytical	—	—
Light Manufacturing	MUP	—
Recycling—Reverse vending machines	MUP	P
Recycling—Small collection facilities	MUP	MUP
Storage—Accessory	MUP	P
Storage—Personal storage facility (mini-storage)	MUP	MUP
Winery—Boutique	MUP	MUP
Winery—Production	CUP	CUP
Cannabis—Testing laboratory	—	—
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES		
Adult entertainment business	—	S
Commercial recreation facility—Indoor	MUP	MUP
Community garden (6)	MUP	P
Conference/convention facility	CUP	CUP
Health/fitness facility—Commercial	MUP	P
Health/fitness facility—Quasi-public	MUP	P
Library, museum	MUP	P
Meeting facility, public or private	MUP	MUP
Park, playground	MUP	P
School, public or private	MUP	MUP
Sports and entertainment assembly facility	CUP	CUP
Studio—Art, dance, martial arts, music, etc.	MUP	P
Theater, auditorium	CUP	CUP
RESIDENTIAL USES		
Animal keeping—Domestic and exotic	S	S
Community care facility—6 or fewer clients	MUP	P
Community care facility—7 or more clients	MUP	MUP
Emergency shelter—50 or fewer beds	MUP	P
Emergency shelter—51 or more beds	MUP	CUP
Home occupation	MUP	S
Live/work	MUP	MUP
Multi-family dwelling	MUP	MUP
Residential accessory uses and structures	MUP	P
Residential component of a mixed use project	MUP	MUP
Single-family dwelling—Attached only	CUP	CUP
Single room occupancy facility	CUP	CUP
Transitional housing	CUP	CUP
Work/live	MUP	MUP

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for permit requirement
—	Use not allowed

TABLE 2-6
Allowed Land Uses and Permit Requirements for Commercial Zoning Districts

LAND USE (1)	PD 73-001	CG
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL		
ATM	MUP	P
Bank, financial services	MUP	P
Business support service	MUP	P
Medical service—Clinic, urgent care	MUP	P
Medical service—Doctor office	MUP	P
Medical service—Health care facility	MUP	MUP
Medical service—Hospital	CUP	CUP
Medical service—Integrated medical health center	MUP	P
Medical service—Lab	MUP	P
Medical service—Veterinary clinic, animal hospital	MUP	MUP
Office—Accessory	MUP	P
Office—Business/service	MUP	P
Office—Government	MUP	MUP
Office—Processing	MUP	MUP
Office—Professional	MUP	P
SERVICES—GENERAL		
Accessory services	MUP	P
Adult day care	MUP	MUP
Catering service	MUP	P
Child day care—Large family day care home	MUP	MUP
Child day care—Small family day care home	MUP	P
Child day care center	MUP	MUP
Drive-through service	CUP	CUP
Equipment rental	MUP	P(4)
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	MUP	MUP
Lodging—Bed & breakfast inn (B&B)	MUP	MUP
Lodging—Hotel or motel	MUP	MUP
Mortuary, funeral home	CUP	CUP
Personal services	MUP	P
Personal services—Restricted	MUP	MUP
Public safety facility	MUP	MUP
Repair service—Equipment, large appliances, etc.	MUP	MUP
Social service organization	MUP	MUP
Vehicle services—Major repair/body work	—	—
Vehicle services—Minor maintenance/repair	MUP	MUP
TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE		
Broadcasting studio	MUP	P
Parking facility, public or commercial	MUP	MUP
Telecommunications facilities	—	S
Transit station or terminal	MUP	MUP
Utility facility	CUP	CUP
Utility infrastructure	MUP	P

P	Permitted Use, Zoning Clearance required
MUP	Minor Conditional Use Permit required
CUP	Conditional Use Permit required
S	See Specific Use Regulations for permit requirement
—	Use not allowed

Rezoning Boundary Map (proposed)

SM3 REZ
1026 PETALUMA HILL RD LLC
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