

Resilient City Development Measures Zoning Code Amendment

Planning Commission

October 22, 2020

Shari Meads
City Planner

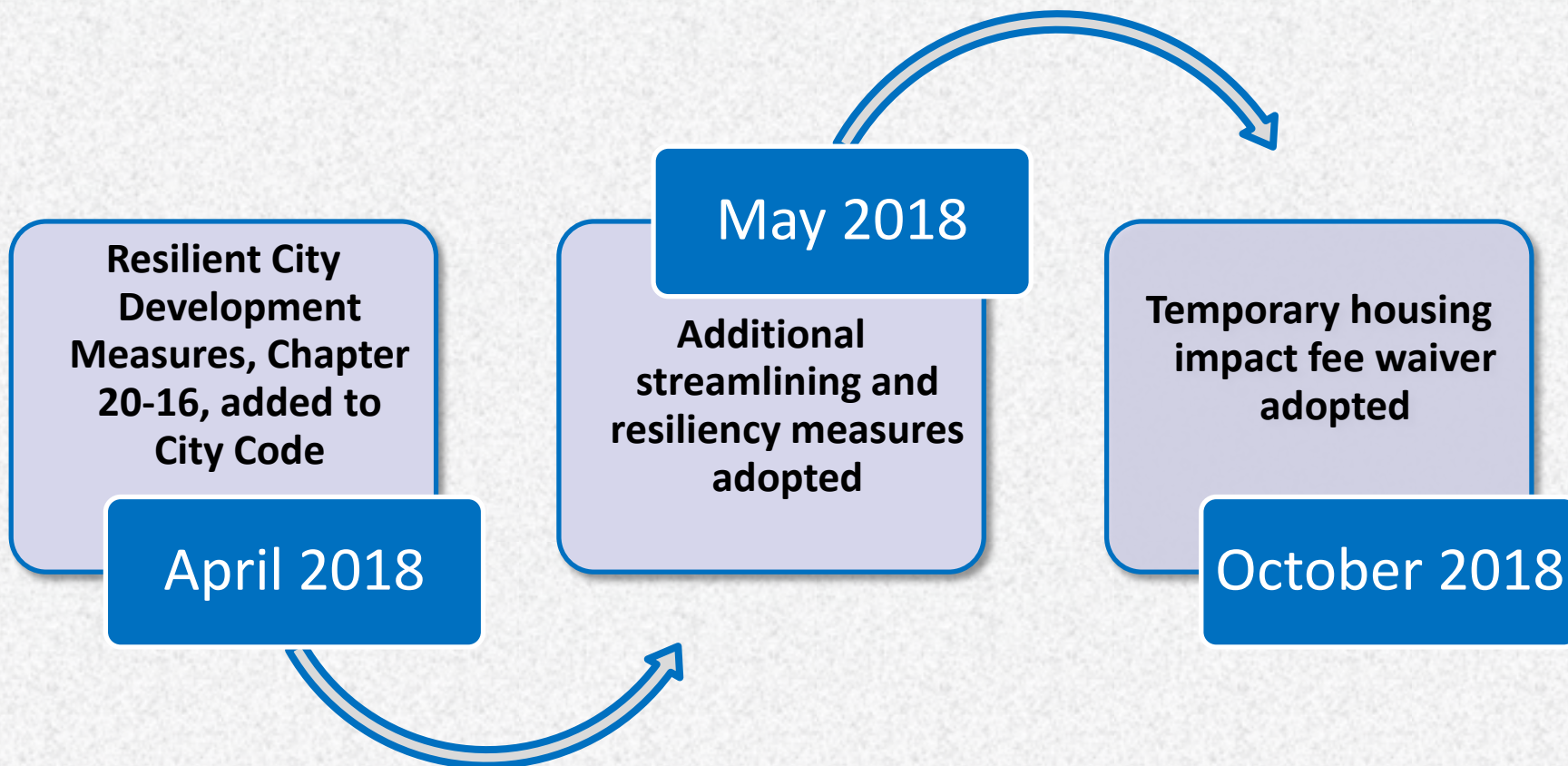
Planning and Economic Development

Project Description

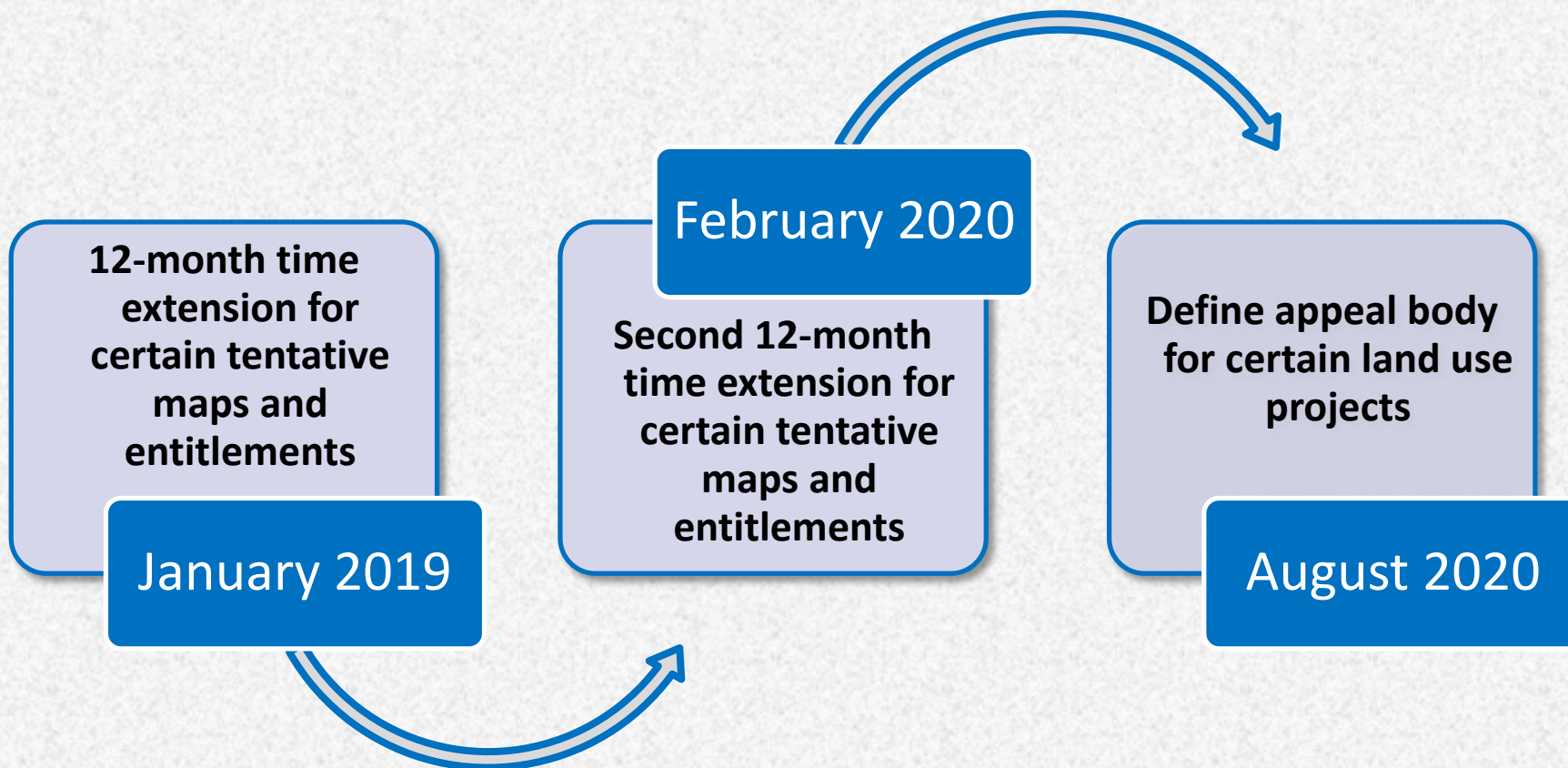
- Amend Chapter 20-16, Resilient City Development Measures:
 - Extend to December 31, 2023
 - Address continued fire recovery
 - Add COVID-19 pandemic recovery measures



Regulatory History



Regulatory History



Temporary Use Permits 12-month Extension

Events
Auto Sales
Car Washes
Parking Lots
Seasonal Sales Lots
Real Estate Sales Offices
Off-site Construction Yards
Outdoor Displays and Sales



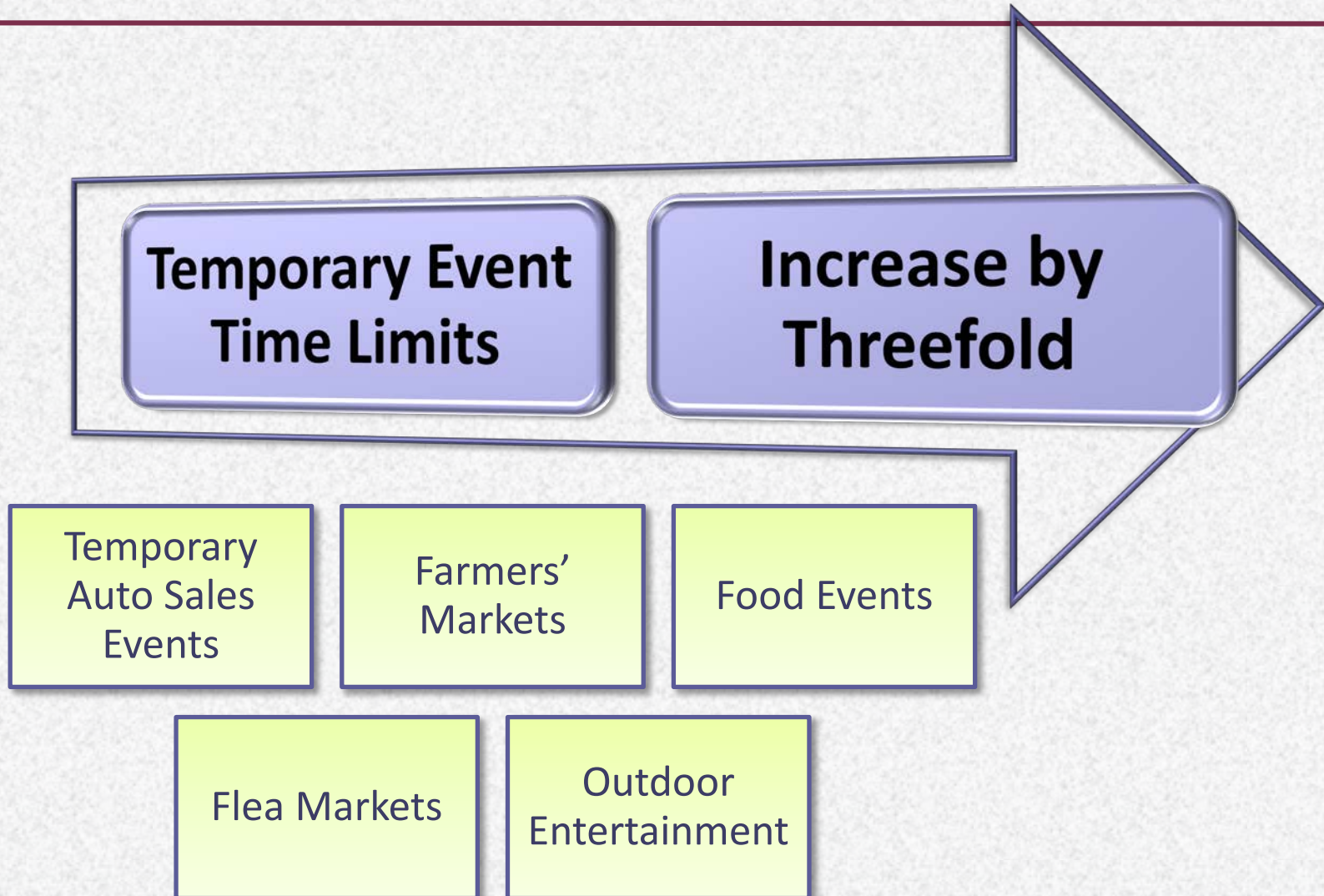
**Time
Extensions
Prohibited**

Currently

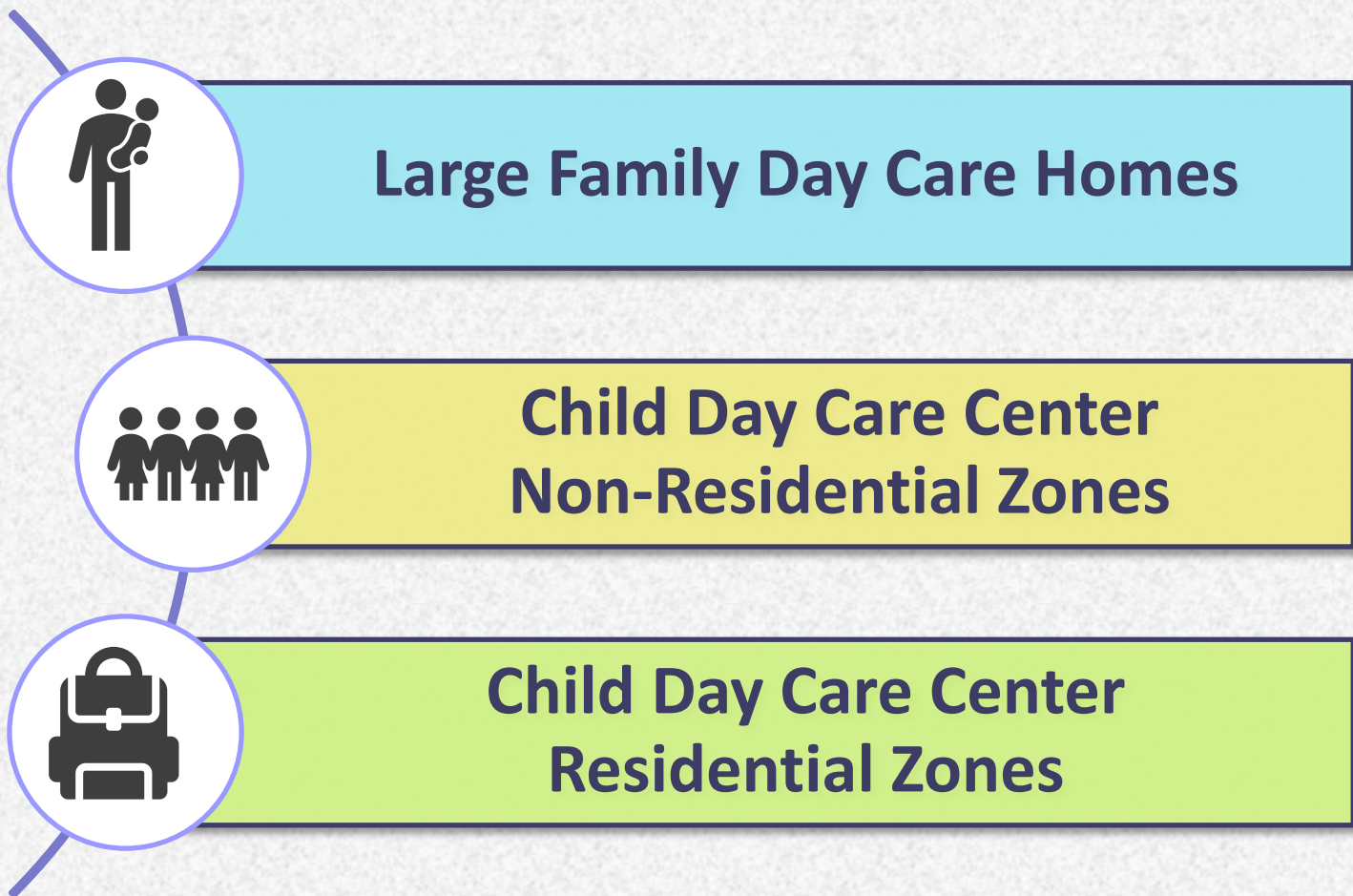
Proposed

**Allow 12-Month
Time Extension**

Temporary Use Permits Increase Event Time Limits



Child Care Facilities Streamline and Incentivize



Mobile Food Vending Increase Opportunities

CURRENT:

Certain
Roseland
Parcels




PROPOSED:

Non-Residential
and Mixed-Use
Zones Citywide



Other Technical Changes

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- Consolidate Review for Certain Projects
 - Elevate Certain Projects to Zoning Administrator Public Hearing
 - Increase Reoccupancy Timeframe for Legal Nonconforming Uses
 - Establish Review Process for Easement Setback Encroachments

Community Engagement

September 3, 2020	Downtown Subcommittee
September 13, 2020	North Bay Black Chamber of Commerce
September 14, 2020	Community Meeting
September 16, 2020	Downtown Action Organization – Santa Rosa Metro Chamber
September 23, 2020	Hispanic Chamber of Commerce – Sonoma County

Public Comment

- Jacqui King has been unable to operate the weekly MoJo Sales flea market due to closure of the Veteran's Building parking lot. She plans to hold the flea market at a different City location and requests that time limit restrictions be loosened for this type of temporary activity.
- Staff Response: The proposed amendments would triple the number of days allowed for Temporary Use Permit Events including flea markets and allow a one-time 12-month extension.

Current	Proposed
Seven consecutive days or six two-day weekends per 12 months	21 consecutive days or 18 two-day weekends per 12 months
Time extension not permitted	One-year time extension permitted

Environmental Review

California Environmental Quality Act (CEQA)

Adoption of this Ordinance is Exempt

- "Common sense exemption" - CEQA Guidelines Section 15061(b)(3)
 - CEQA applies only to projects having the potential to cause a significant effect on environment
- CEQA Guidelines Section 15269(c) regarding specific actions necessary to mitigate or prevent an emergency

Notification

- Notification
 - One-eighth page posting in Press Democrat on October 11, 2020
 - Emailed to the City's Community Advisory Board (CAB)
 - Posted at City Hall



Recommendation



The Planning and Economic Development Department recommends that the Planning Commission, by resolution, recommend to the City Council:

- Adoption of an ordinance amending City Code Chapter 20-16, to modify and extend the Resilient City Development Measures as outlined in the proposed draft resolution and Exhibit A

Next Steps

- City Council Introduction
November 17, 2020
- Second Reading
December 1, 2020

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