

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
JULY 22, 2021

PROJECT TITLE

1225 Fulton Rd Rezoning

ADDRESS/LOCATION

1225 Fulton Road

ASSESSOR'S PARCEL NUMBER

034-460-032

APPLICATION DATE

March 17, 2020

REQUESTED ENTITLEMENTS

Rezoning

PROJECT SITE ZONING

Existing: PD0318

Proposed: RR – Rural Residential

PROJECT PLANNER

Kristinae Toomians

APPLICANT

City of Santa Rosa

PROPERTY OWNER

City of Santa Rosa

FILE NUMBER

REZ20-004

APPLICATION COMPLETION DATE

March 17, 2020

FURTHER ACTIONS REQUIRED

Rezoning – City Council

GENERAL PLAN DESIGNATION

Very Low Residential

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT
1225 FULTON RD REZONING

AGENDA ACTION: RESOLUTION

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 1225 Fulton Rd (Assessor's Parcel No. 034-460-032) from the PD0318 – Planned Development Zoning District to the RR – Rural Residential Zoning District.

EXECUTIVE SUMMARY

The City proposes to rezone a City-owned property, located at 1225 Fulton Road, from the PD0318 (Planned Development) Zoning District to the RR (Rural Residential) Zoning District. The Rural Residential Zoning District is consistent with the subject parcel's General Plan designation of Very Low Residential. The subject site is currently developed with a former private meeting facility (church) and is now occupied by a Child Day Care Facility operator, which holds a long-term lease with the City. The Child Day Care Facility currently operates with a Temporary Use Permit, pursuant to [Chapter 20-16 – Resilient City Development Measures](#). While there is no new construction proposed as part of this project, the rezoning will allow for the Child Day Care Facility to continue to operate permanently.



Figure 1: Aerial of 1225 Fulton Rd Site

BACKGROUND

1. Project Description

The area proposed for rezoning is within an area designated by the General Plan Land Use Diagram as Very Low Residential. The subject parcel is currently zoned PD0318, which was established in 1989 to allow for the subdivision of an 8.9-acre property into 9 single-family residential lots and a 3-acre church parcel. The [adopted ordinance and policy statement](#) severely restricts the allowed uses for a church site and single-family residences. The City acquired the site and is currently leasing the former church complex to a Child Day Care Facility operator with a Temporary Use Permit. The proposed rezoning to RR – Rural Residential will bring the subject property in conformance with the current General Plan designation of Very Low Residential and allow the Child Day Care Facility to operate permanently with a long-term lease, subject to the approval of a Minor Conditional Use Permit, per Section [20-16.060\(A\)\(2\)\(b\)](#) There is no new construction or expansion proposed to the existing structures on the site.



Figure 2: Subject property is zoned PD03018 with a General Plan Designation of Very Low Residential

2. Surrounding Land Uses

North: Single-Family Residential

South: Mobile Home Park

East: Mobile Home Park & Small-Lot Single-Family Residential

West: Piner Creek & Single-Family Residential

3. Existing Land Use – Project Site

The property is currently developed with a former church building, playground, garden, and parking lot. A Child Day Care Facility is currently operating on the site with a Temporary Use Permit. The driveway access is controlled by a traffic signal.

4. Project History

On August 28, 2019, the Director of the Planning and Economic Development Department approved a Temporary Use Permit for a Child Day Care Center for

the property at 1225 Fulton Rd (File No. CUP19-068), pursuant to [Chapter 20-16 – Resilient City Development Measures](#).

On March 17, 2020, the City applied for a rezoning of the property for the purpose of allowing a permanent Child Day Care Facility on the site.

ANALYSIS

1. General Plan

The subject property has a General Plan land use designation of Very Low Residential.

The proposed rezoning will allow appropriate uses, as shown in [Table 2-2](#) in the attached copy of Zoning Code [Chapter 20-22—Residential Zoning Districts](#), to move through the entitlement process. Specifically, the rezoning would permit the current Child Day Care operator to continue leasing the property on a permanent basis. The following General Plan Goals and Policies apply directly to this project:

Youth & Family

YF-A Create an environment where children can grow and develop in secure and supportive families and neighborhoods.

YF-A-1 Work with project applicants to identify sites (in areas slated for new development or reuse) that would be suitable for child care or youth-oriented facilities. Promote this type of development in areas where such facilities are lacking.

YF-B Expand child care services to meet the existing and future needs of Santa Rosa.

YF-B-1 Endorse the development of new child care facilities in all areas of the city, including residential neighborhoods, employment centers, and school sites. Promote development of new child care facilities during review of development projects at sites designated Community Shopping Center on the Land Use Diagram.

YF-B-2 Allow utilization of a portion of city parkland for a child care center to be developed and maintained by outside resources.

2. Zoning

The subject parcel is currently zoned PD0318 – Planned Development. The adopted [Policy Statement](#) specifically restricts the development of the subject

property to a church site. The City requests to rezone the property to RR – Rural Residential, which, per [Section 20-22.020](#) of the Code, is “applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses...The RR zoning district implements and is consistent with the Residential—Very Low Density land use classification of the General Plan.” Per [Chapter 20-16 – Resilient City Development Measures](#), a Child Day Care Center (15 or more clients) within the RR Zoning District is permitted with a Minor Conditional Use Permit.

Zoning for surrounding properties:

North: PD0318 – allows 9 single-family residences and a church site on the subject property

South: MH – Mobile Home Park

East: PD0161 – Small-Lot Single-Family Residential

West: RR-20 – Rural Residential

The City proposes to rezone its property currently zoned PD0318 to allow a permanent Child Day Care Facility to occupy a former church complex.

3. Neighborhood Comments

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

ENVIRONMENTAL IMPACT

The Project qualifies for an exemption pursuant to CEQA Guidelines section 15183 in that the Project is consistent with the City’s General Plan for which EIRs was prepared. There are no project specific effects which are peculiar to the Project or its site, and which the General Plan EIR failed to analyze as significant effects. The subject property is no different than other properties in the surrounding area, and there are no Project specific effects that are peculiar to the Project or its site. The project site is located in an area developed with an institutional use (former church). The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects. In addition, all Project impacts were adequately analyzed by the General Plan EIR.

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, mailed notice to surrounding property owners, 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. Pursuant to Government Code Section 65091,

where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - General Plan and Zoning Exhibit
Attachment 3 - Zoning Code Ch. 20-22 (Residential Districts, including Table 2-2)
Attachment 4 – PD0318 Policy Statement
Attachment 5 – Temporary Use Permit approval letter, dated August 28, 2019
Attachment 6 - Public Correspondence

CONTACT

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