

City of Santa Rosa
September 10/2021
Planning & Economic
Development Department

General Info:

Applicants (who are the same as Property Owners):

Anne Convery
2002 Siesta Lane
Santa Rosa, CA 95404
cell: (415) 342-8609
convery2@yahoo.com

Dr. Lorelle Saxena
227 Willow Street
Santa Rosa, CA 95404
cell: (707) 280-5392
lorelle@thesaxenaclinic.com

Adam Fisher
227 Willow Street
Santa Rosa, CA 95404
cell: (707) 280-8584
saltfired@gmail.com

Project/Business Description:

Vessel will be a small integrated medical health center wherein medical professionals like doctors, psychiatrists, and acupuncturists can lease office space on a part-time basis to offer by-appointment medical, mental health, and other personal health care services. Additionally, Vessel's providers will be able to offer instruction in the form of classes, seminars, nutritional counseling and physical therapy programming. By offering affordable rental fees for office and teaching space with the expectation that those will translate into affordable patient fees, Vessel will contribute to the sustainability of affordable health care in the immediate area.

Project Info:

At present, the ground floor of 914 Ripley Street is partially completed. There is a 384 square foot finished room at the front of the space.

We would like to turn the remaining 647 square feet of unfinished space into three small treatment rooms/office spaces. The finished room will become a waiting area.

Parking spaces: 914 Ripley Street is located within the Downtown Station Area Specific Plan, and per Table 3-4 in Section 20-36.040, there is no minimum parking space requirement for either residential or nonresidential land use types.

Two off-street parking spaces are provided for the residential tenants. To ensure all clients are able to enter the building with ease, we propose a dedicated accessible parking space in the front of the building.

We have observed that during our proposed hours of operation, there are typically 15-25 parking spaces open within a one-block radius of 914 Ripley. There are also regularly many open driveway spaces, indicating that surface parking is abundant. This observation has occurred over the past year, during a time where people are home more than ever. Given the

small number of people at Vessel at any given time (see section below), we expect Vessel's impact on neighborhood street parking to be negligible.

Practitioners and employees who are able to commute to Vessel on foot or by bicycle will be encouraged and incentivized to do so; safe, lockable parking for bicycles will be available on-site.

Max Employees/Shift and #Seats/Capacity:

Vessel's hours will be from approximately 9 am to 6 pm, Monday through Friday. We expect to have the rooms leased for approximately 75% of the hours that we're open. Based on Dr. Saxena's experience in the private practice clinical model, private practice healthcare providers are with patients for about 50–75% percent of their office hours. We will have one receptionist during business hours. We will have three available treatment rooms, and practitioners most typically meet with one patient per hour to hour and a half. Therefore, we expect there will be a total of between 2 to 8 people, including Vessel staff, practitioners and patients, at Vessel at any given time during business hours.

Additional information on the commercial history of the downstairs unit:

- Per the book *Santa Rosa's Architectural Heritage* (Peterson, Peterson and Silverek, 1982) 914 Ripley Street was "[o]riginally built as a traditional mom and pop grocery store with living space above." The store "changed hands some 10 or 11 times," after Peter Ariansi ran a grocery store there in 1925, but despite multiple name changes, it remained a grocery store until 1967. In 1974, a limited use permit was granted to the owner of the building to use it as a graphic arts and advertising office. In 1985, a photography studio operated in the space.
- Pre-fire county assessor's information shows the county land use as single live/work unit (See Figure A, attached).
- Zoning and parcel report shows assessor's use code as single live/work unit (0122) (see Figure B, attached).
- The city's existing land use GIS layer indicates two uses for the parcel: R-SF and B-ST (see Figure C, attached).
- City of Santa Rosa GIS parcel data indicates this parcel is classified as a single live/work unit (see Figure D, attached).

Ways in which this project aligns with the Downtown Station Area Specific Plan:

This section will reference the document titled “Design Guidelines 2.1 Downtown Area Introduction and Policies.”

- **Goal 2.1.1: Encourage dense development in the downtown area and station area, redirecting the focus of current growth away from the periphery and concentrating uses in an area with existing infrastructure and services.**

Our project aims to create affordable healthcare services in a presently unused space within an existing residential building.

- **Goal 2.1.2: Encourage buildings that accommodate mixed uses in the downtown to promote synergy between uses and pedestrian activity that extends beyond the typical 9 to 5 workday and decrease the need for commuting.**
Guideline A: Provide a variety of uses within proposed developments, including residential land uses.

At present, 914 Ripley Street is a single-family residence with an unfinished ground floor. Our project intends to create a small health care facility on the ground floor without impacting the residence in any way, turning the building from a single-family residence back into a mixed-use building.

Dr. Saxena hopes to reopen her acupuncture practice at Vessel. She and Adam live within walking distance from 914 Ripley Street and she will almost certainly walk or cycle to work. Anne, a graduate from Sonoma State University’s masters degree program in depth psychology, hopes to locate her private counseling practice at Vessel, as well. As both building owners and business occupants, we’ll be deeply invested in ensuring that our business serves and enhances the neighborhood, impacting it in only the most positive ways.

- **Goal 2.1.12: Preserve the distinct character of each Sub-Area within the Station Area by designing new development with the unique characteristics and vision for the seven diverse neighborhoods.**

914 Ripley Street is immediately adjacent to the Railroad Corridor Sub-Area: “the area historically influenced by commercial railway operations, but...envisioned to be a diverse mix of multi-family housing, live-work housing and mixed use residential with neighborhood serving retail.” Our vision for this building turns it from a residential building to a mixed-use residential building with neighborhood-serving services.

- **Goal 2.1.3 Consider existing residential neighborhoods when designing and planning adjacent commercial development.** What we are proposing is a small facility with minimal parking requirements easily met by the existing on-street parking availability we have observed over the last six months.
- **Goal 2.1.5 Honor the authenticity and maintain the value of old buildings by directing additions, renovations and new construction to reflect the era in which they are constructed.** We are committed to maintaining the unique and historic features of the building, and in fact, hope to honor the building's mixed-use history by restoring it to its original mixed-use function.
- **Goal 2.1.8 Control on-site surface parking.** While the lot behind the property can accommodate few additional spaces, we would like to offer primarily on-street parking to clients and practitioners at Vessel, for the following reasons:
 - 1) Per guideline F in Goal 2.1.8, it is consistent with the Downtown Station Area Specific Plan to "(p)rovide on-street parking wherever possible."
 - 2) Keeping parking related to the business on-street allows more privacy and outdoor space for tenants.
 - 3) The entrance to the building is street-facing, so on-street parking is actually more accessible and convenient for clients.

Additional information on the applicants:

All three applicants are deeply invested in Santa Rosa:

Anne, an author and educator, has been a sustaining donor and active supporter of the Roseland Public Library. She is an advocate for local businesses and has taught at many local institutions, and previously sat on the board of Chrysalis Community Counseling services.

Lorelle has been an acupuncturist in the downtown area of Santa Rosa for over ten years, and regularly volunteers as a clinician for the North Bay Organizing Project's Sanación del Pueblo/The People's Healing Clinic and Face To Face Sonoma County HIV and AIDS Outreach. Her pro-bono work in the wake of the 2017 wildfires was profiled in North Bay Biz magazine.

Adam has lived in Santa Rosa for almost twenty years. He is a civil engineer with GHD. He believes in investing in the community in which we live and want to stay. Lorelle and Adam have owned a rental property since 2014, during which time they have intentionally kept the rent below market and worked to ensure their tenants feel secure--they believe equity and housing security for tenants means sustainability for everyone.

Resilient City Parcel Report

Print Report

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Property Address: 914 RIPLEY ST SANTA ROSA 95401
Assessor's Parcel Number (APN): 010-114-008



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¹ Figure A

Zoning and Parcel Report | Permi

sonoma county assessor use cod

sonomacounty.ca.gov/PRMD/Services/Zoning-and-Parcel-Report/

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Zoning

Zoning Codes

County Zones (Non-CC)

Coastal Zone (CC)

GIS Resources



Zoning & Parcel Report

Zoning and Land Use information for unincorporated Sonoma County. Find out important information about your parcel. Some examples of parcel information:

- Jurisdiction (unincorporated Sonoma County or incorporated city).
- Zoning and Land Use codes, Groundwater Availability, Supervisorial District, Williamson Act Land Contract, etc. (unincorporated areas only).

[Explanation of the Zoning Codes »](#)
Find out what the different zoning letter and number codes mean (e.g. RR, R1, C3, CC).

[Find My Assessor Parcel Number »](#)

Results

Parcel Number:	010-114-008
Jurisdiction:	Within City of Santa Rosa
Assessor Notes:	From 010-114-08 0 04/10/93
Assessor Tax Rate Area (TRA):	004297
Assessor Use Code:	0122 [Single Live/work Unit]
Inspector - Well & Septic:	Central District
Inspector - Well & Septic, Plan Review:	Central District
Land Size - Acres:	0
Land Size - SqFt:	5290
Lat/Long (Parcel Center):	38.444002, -122.724357

Enter Parcel Number

Parcel Number (xxx-xxx-xxx)

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Enter an Address

Street Address (e.g. 17 Rock St)

Search



Contact Information

Planning Division
Permit & Resource Management
Department
County of Sonoma

Contact Planning Division
Email: Planner@sonoma-county.org

Contact Planning by Phone
Monday - Friday
10:00 AM - 12:00 PM
1:00 PM - 3:00 PM

Phone: (707) 565-1900, option 5
CA Relay Service: 711

Address
2550 Ventura Avenue
Santa Rosa, CA 95403
[Google Maps™ Directions »](#)

GIS Resources

[View Zoning & Land Use Map »](#)



Map of parcel specific allowed uses and development criteria.

[More GIS Resources »](#)
ActiveMap Viewer Collection,
Data Download, Map Gallery,
Mapping Products, etc.

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914



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