

City of Santa Rosa



Legislation Details

File #:	20-0781	Version:	1	Name:	Downtown Plan Zoning and Design Guideline Amendments –Implementation Package
Type:	CC- Public Hearing	Status:			Passed
File created:	9/22/2020	In control:			City Council
On agenda:	11/17/2020	Final action:			11/17/2020
Title:	PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN IMPLEMENTATION PACKAGE				

BACKGROUND: The project includes Zoning Code Map and Text Amendments and Design Guidelines Amendments to implement the Downtown Station Area Specific Plan (DSASP). These Amendments include parcel specific rezonings of properties within the DSASP boundary, including the primary zoning district and applicable combining districts. Additional amendments to the Zoning Code text, to provide consistency with the DSASP, are also addressed and include, but are not limited to, the following: four new downtown zoning districts and associated permitted land uses, site and building design standards, parking, additions to the Historic combining district, modifications to the Landmark Alteration and Design Review processes, and additional or modified definitions and general site development requirements. Section 2 of the Design Guidelines covering the Downtown Station Area are proposed to be updated to (1) reflect new guidelines from the DSASP, (2) remove design concepts addressed by the standards of the DSASP, and (3) eliminate redundancy and overlap that exists in the 2002 document.

The project also includes a limited General Plan and Specific Plan Amendments to clarify development criteria (density and height) for 12 properties within the St. Rose Preservation District to implement the City Council’s direction provided on October 13, 2020.

RECOMMENDATION: The Planning Commission and the Planning and Economic Development Department recommend that the City Council, (1) by resolution, approve limited General Plan and Downtown Specific Plan amendments, and (2) introduce two ordinances, approving Zoning Code and Zoning Map Amendments of 888 properties located within the boundaries of the Downtown Station Area Specific Plan, to implement the Downtown Station Area Specific Plan.

The Design Review Board, Cultural Heritage Board, and Planning and Economic Development Department recommend that the City Council, by resolution, approve amendments to Section 2 of the City’s Design Guidelines to implement the Downtown Station Area Specific Plan.

Sponsors: Planning and Economic Development
Indexes: EIR Previously Certified by City Council
Code sections:

Attachments: 1. Staff Report, 2. Attachment 1 - Zoning Code Text Amendments Redline, 3. Attachment 2 - Design Guidelines Redline, Section 2 - Downtown Station Area, 4. Resolution - GPA and DSASP Amendments, 5. Resolution - GPA and DSASP Amendments_Redlined (11/17/2020), 6. Resolution - GPA and DSASP Amendments_Final, 7. Resolution - Design Guideline Amendments, 8. Exhibit A - Design Guideline Amendment Reso, 9. Ordinance - Zoning Code Text Amendments, 10. Ordinance - Zoning Code Text Amendments_Redline (11/17/2020), 11. Ordinance - Zoning Code Text Amendment_Final, 12. Ordinance - Zoning Map Amendments, 13. Presentation, 14. REVISED Presentation (Uploaded 11-17-2020), 15. Late Correspondence (Uploaded 11-18-2020)

Date	Ver.	Action By	Action	Result
11/17/2020	1	City Council	adopt as amended	Pass
11/17/2020	1	City Council	to waive reading of the text and adopt	Pass

11/17/2020	1	City Council	to waive reading of the text and adopt	Pass
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