Oakmont Planned Development 63-001 Rezone Application to Amend Planned Development

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City of Santa Rosa

Project Description

- Rezone application for text amendments to Planned Development 63-001 (PD63-001)

Modifications to Planned Developments (PDs) required to be processed as any other zone change application, through the rezoning process (Zoning Code Section 20-26.060(F)).

Oakmont Village Association submitted application to update the existing policy statement and associated maps to reduce regulatory and financial barriers for approving new and compatible uses and to provide current maps of the Planned Development.

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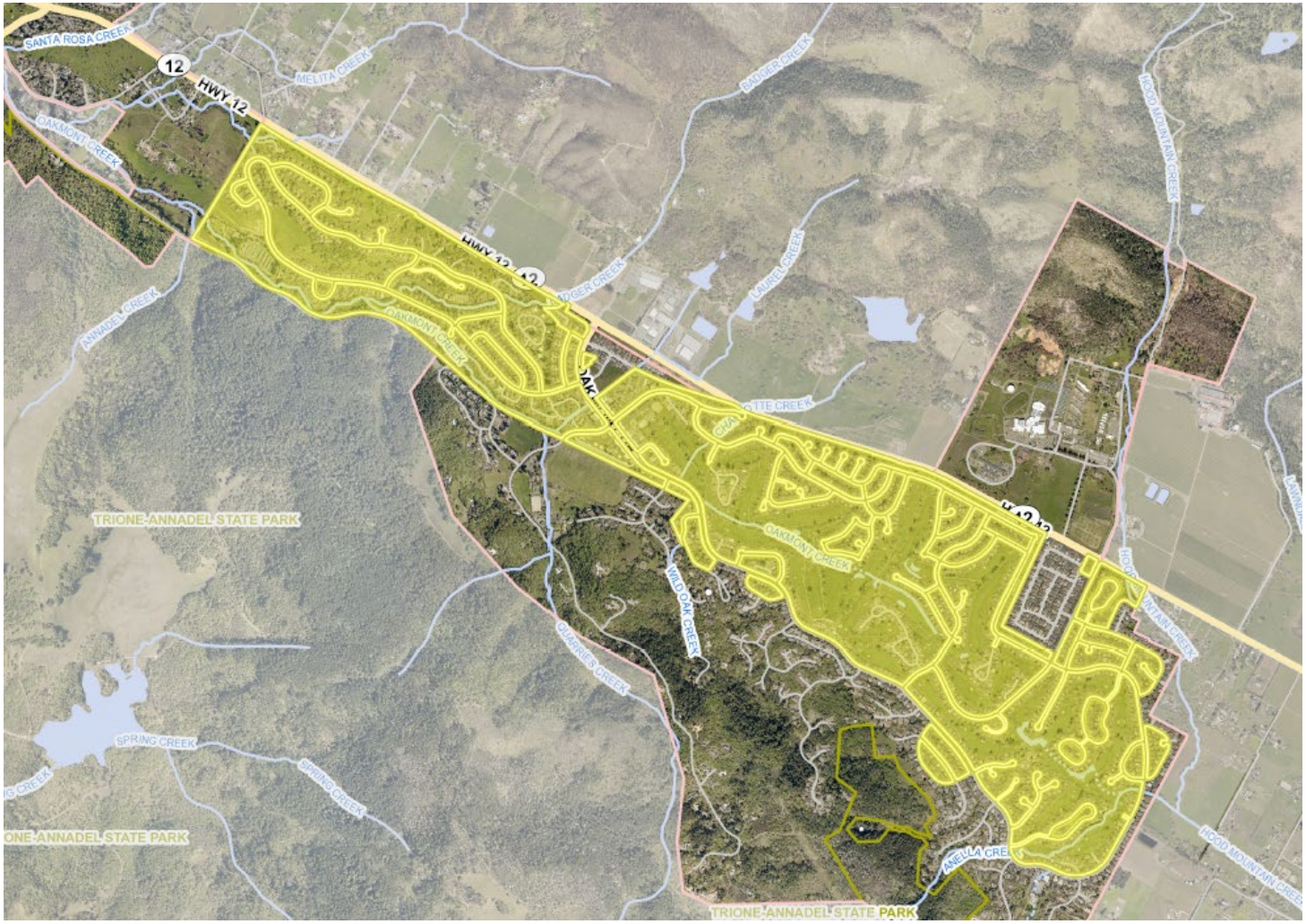
Location Map



Project History

- May 24, 2023 – The applicant submitted project application and draft Policy Statement.
- January 12, 2024 –Notice of Application and Notice of Neighborhood Meeting was mailed to property owners and residents in PD63-001.
- January 26, 2024 –Neighborhood Meeting held at Berger Center in Oakmont
- March 14, 2024, the item was continued to a date uncertain. All noticing was updated and circulated again.

Amendments to Planned Development 63-001

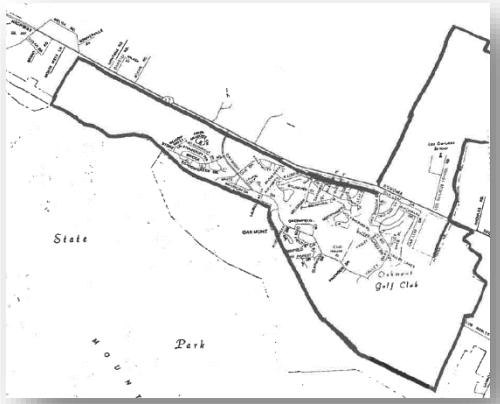
1) Uses not listed in the amended Policy Statement, as well as development standards and permitting requirements, shall be reviewed based on the implementing Zoning District, consistent with the General Plan land use designation.

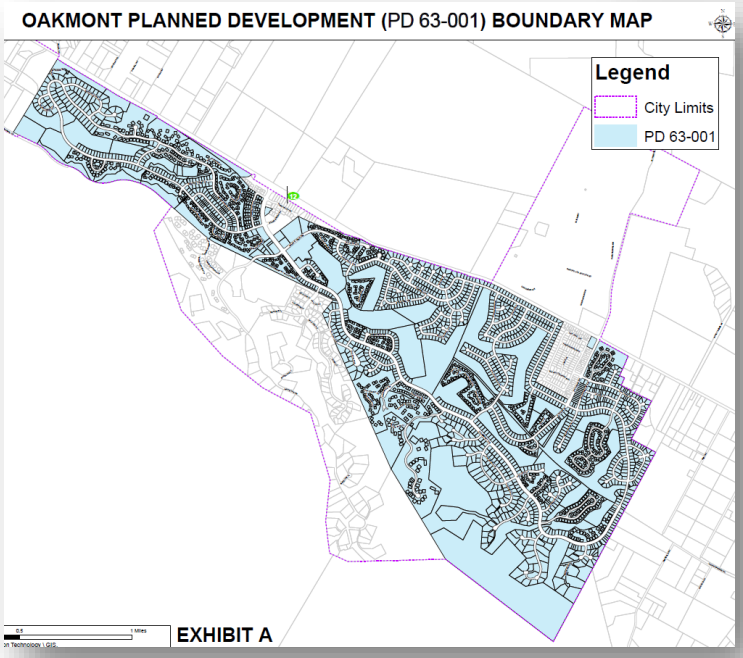
2) Define uses allowed by right for outdoor recreational activities on properties with a 'Parks & Recreation' General Plan land use designation, as follows: sport courts, community gardens, and dog parks.

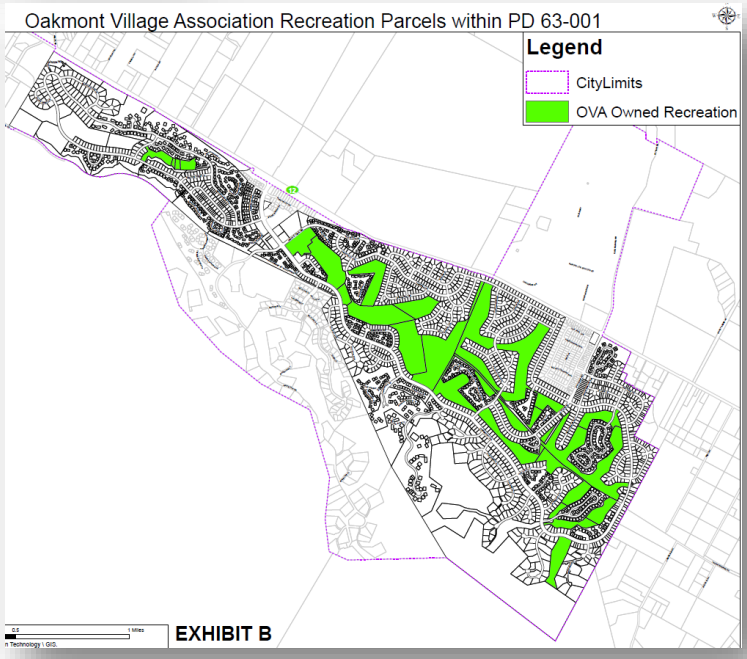
   - Development standards (i.e. including building height, lot coverage, lot size) to be reviewed in compliance with the implementing Zoning District consistent with General Plan land use designation.
   - Establish 15-foot front, rear, side setbacks for outdoor recreational uses permitted by right on parcels with 'Parks & Recreation' land use designation.
   - No outdoor lighting permitted unless approved through City's applicable permitting process.
   - When constructed on undeveloped land, ground disturbance for new construction shall not exceed 10,000 square feet. This does not apply to the conversion of an existing facility that does not exceed the footprint of the existing development.

3) Note that Design Review shall apply to new structures and exterior modifications to existing structures, where required by the City of Santa Rosa Zoning Code.

Amendments to Planned Development 63-001







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General Plan Analysis

PSF-A: Provide recreational facilities and parks for all sectors of the community.

PSF-A-1: Provide recreation and park facilities and services needed by various segments of the population – including specific age groups, persons with special physical requirements, and groups interested in particular activities — and make these facilities and services easily accessible and affordable to all users.

PSF-A-17: Develop special purpose parks and facilities for each recreation and park planning area throughout the city, including but not limited to multigenerational recreational centers, aquatic centers, education and community service centers and other unique facilities, with priority given to areas experiencing high growth.

LUL-J: Maintain the economic vitality of business parks and offices, and Santa Rosa's roles as a regional employment center.

EV-A: Maintain a positive business climate in the community.

EV-B-7: Focus business attraction efforts on filling vacancies in commercial and industrial structures.

Zoning Code Amendment Findings

1) The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.

2) The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

4) The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

Environmental Review

California Environmental Quality Act (CEQA)

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Because the proposed Zoning Code text amendment is consistent with General Plan 2035, the project relies upon the General Plan 2035 Environmental Impact Report and is consistent with CEQA Section 15183 and Public Resources Code 21083.3 (Projects Consistent with a Community Plan, General Plan, or Zoning).
- Exempt from California Environmental Quality Act under CEQA Guidelines Sections 15301, 15302, 15303, 15311, 15323.

Recommendation

- It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that the City Council adopt Text Amendments to the Planned Development Policy Statement for the Oakmont Planned Development (PD63-001) to include updated maps, default to the City's Zoning Code for land use permitting requirements consistent with the associated General Plan land use designation, establish uses and setbacks compatible with the Parks & Recreation General Plan land use designation.

Questions

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