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City Council  
Mayor Sarah Glade Gurney  
Vice Mayor Una Glass  
John Eder  
Robert Jacob  
Patrick Slayter



City Manager-City Attorney  
Larry McLaughlin

City Clerk  
Mary Gourley

## City of Sebastopol City Council Staff Report

Reviewed by City Manager 

Meeting Date: June 7, 2016  
To: Mayor and City Council  
From: Kenyon Webster, Planning Director  
 Jonathan Atkinson, Assistant Planner  
Subject: Zoning Map Amendment: High Density Residential to Office  
Recommendation: Adopt Ordinance  
Applicant/Owner: Jerry and Ganelle Dippe'  
File Number: 2016-11  
Address: 7765 Bodega Avenue  
CEQA Status: General Rule Exemption: Section 15061(b)(3)  
General Plan: High Density Residential  
Zoning: RM-H: High Density Multiple Family Residential  
Funding: Currently Budgeted:  Yes  No  N/A  
 Net General Fund Cost:  
 If Cost to Other Fund(s),  
 Yes  No  N/A

This is an ordinance for second reading, which will amend the Zoning Map to convert one parcel from RM-H: High Density Multiple Family to O: Office at 7765 Bodega Avenue.

This is subsequent to a Planning Commission public hearing and recommendation of approval to amend the General Plan Map and Zoning Map for the parcel. On May 17, 2016, the Council adopted a General Plan Map Amendment and introduced an ordinance to rezone the parcel.

The ordinance is now presented for adoption.

**Attachments:**

- Ordinance for Adoption Amending Zoning Map

Ordinance No. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL FOR ADOPTION  
AMENDING THE ZONING MAP TO REDESIGNATE 7765 BODEGA AVENUE FROM RM-H: HIGH  
DENSITY MULTIPLE FAMILY TO O: OFFICE

Having received a recommendation from the Planning Commission, conducting a duly-noticed Public Hearing at which the proposed ordinance was introduced for first reading, and adopting a resolution approving a related General Plan Map amendment, the City Council of the City of Sebastopol finds that the proposed amendment:

Is exempt from the requirements of CEQA, pursuant to Section 15061(b)(3) under a General Rule Exemption, in that it only involves a General Plan Map and Zoning Amendment, which would convert one parcel from High Density Multiple Family Residential to Office, and does not involve any development or change from the current use.

Is compatible with the general objectives of the General Plan in that a related General Plan Map Amendment has been approved.

Will be in conformity with good land use practice in that an Office zoning designation would not preclude the site from containing residential uses permitted in the RM-H: High Density Multiple Family Residential District as part of a mixed-use development.

Is in conformity with public convenience and general welfare in that the rezone would allow for a variety of office, service, and retail uses, which would be readily accessible to residential areas along Bodega Avenue and in close proximity.

Will not be detrimental to the health, safety, and general welfare of the public in that the site has historically been home to office uses and currently contains a medical office building, which has not had any documented issues.

Will not have a detrimental impact to residences in proximity in that the rezone will allow for a variety of office, service, and retail uses, which are less intensive, and would preclude heavy commercial and industrial uses.

Will not adversely affect the orderly development of property in that it only impacts one small corner parcel, which has already been developed with an office building and small parking lot, and does not change the designation of multiple parcels or one large parcel.

Now, therefore, the City Council does hereby adopt this ordinance, making the following modifications to the Sebastopol Municipal Code:

The City of Sebastopol Zoning Map is hereby amended to redesignate 7765 Bodega Avenue from RM-H: High Density Multiple Family to O: Office, as shown on Exhibit A.

Adopted by Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2016

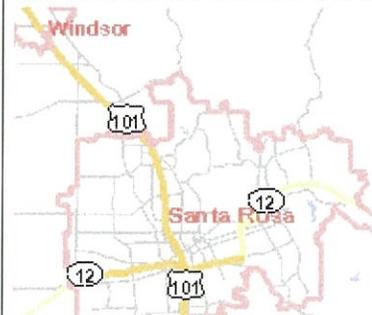
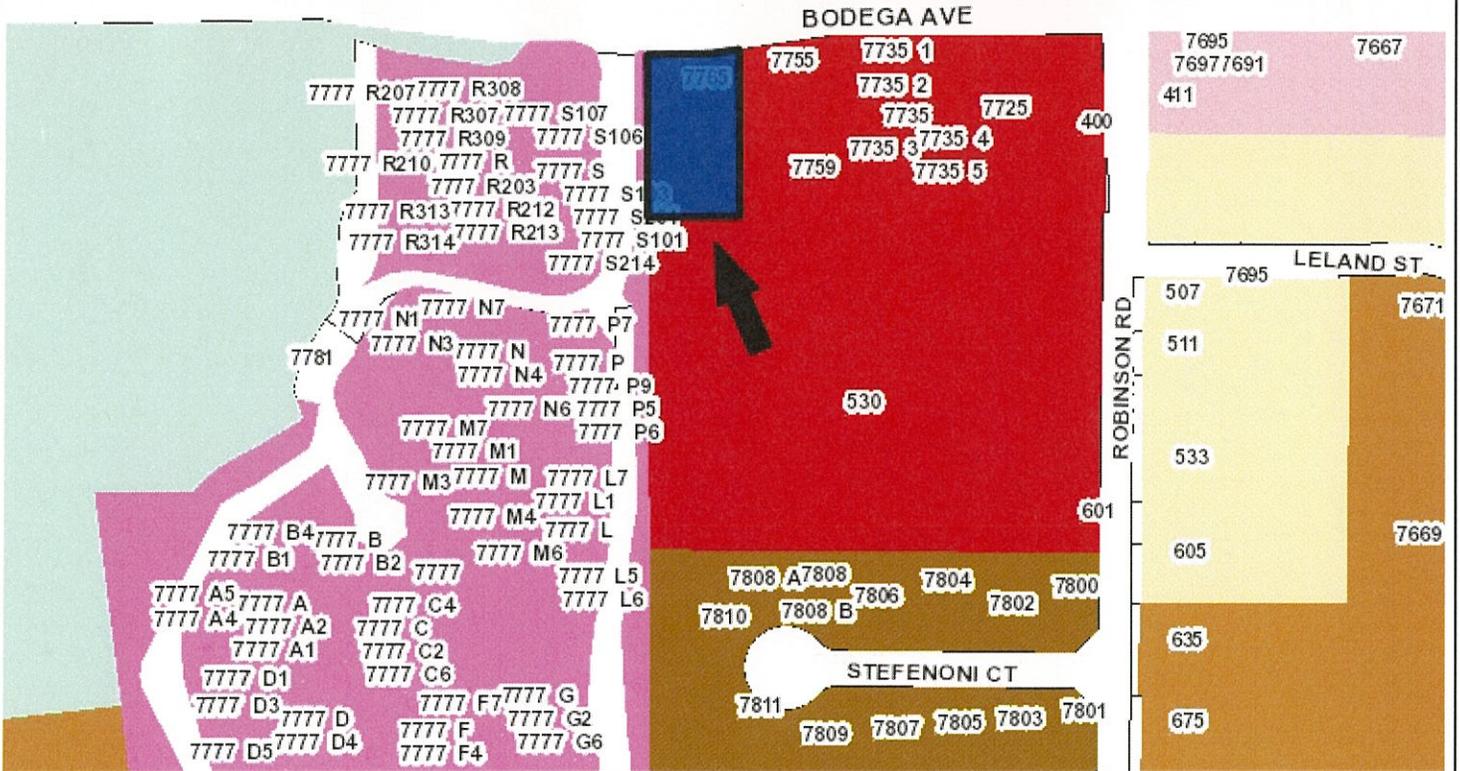
AYES :  
NOES :  
ABSTAIN :  
ABSENT :

Approved: \_\_\_\_\_  
Mayor Sarah Glade Gurney

Attest: \_\_\_\_\_  
City Clerk Mary Gourley

Attachment: Exhibit A: Revision to Zoning Map

# Exhibit A: Revision to Zoning Map



**7765 Bodega Avenue  
Redesignated as O: Office**



5/9/2016

Scale 1: 2,400

0 Miles 0.04