

Morris StreetI. Purpose/Background

The purpose of this Policy is to outline as a guideline, a range of possible uses which may be permitted, which would be consistent with the General Plan, which would respond to the flood plain requirements, and which would be allowed by Zoning.

General Plan (See Exhibit "A"): The Sebastopol General Plan shows 2 land use designations for the area along Morris Street. The 1st land use, for lands near Sebastopol Avenue, is "General Commercial". The 2nd land use, for the balance of the area is "Industrial". A "Park and Open Space" designation is also shown along the entire length of the Laguna de Santa Rosa.

Zoning: Except for city-owned property, the entire area is zoned "M" (Industrial).

Flood Plain: All of the area is within the Flood Plain, all properties being below 76' elevation.

II. Area To Which This Policy Applies

All properties within the attached "Exhibit A" may be considered subject to this Policy.

III. Potential Land UseA. "General Commercial" Area (See Exhibit A)

1. Retail Plant Nurseries
2. Vehicle and Boat Sales
3. Automotive Service Station
4. Restaurant and/or Retail Uses, if elevated above the flood plain, but not to include "fast food" restaurants, "convenience" stores, and/or similar uses.
5. Expansion of existing uses, if consistent with the General Plan

B. "Industrial" Area (See Exhibit A)

1. Building Materials Yard
2. Retail/Wholesale Nurseries
3. Christmas Tree Farm
4. Equipment Storage Yard
5. Trucking Terminal
6. Equipment Rental
7. Vehicle Sales - Same as Commercial Area & Farm Implements
8. Lumber Yard
9. Industrial Park, with small contractor/warehouse users
10. Bottling Plant

11. Distribution Warehousing, of non-flood damageable products
12. Contractor's Storage Yard
13. Outdoor Manufacturing - such as steel fabrication
14. Wineries, Canneries, food processing plants, if located above flood line.

C. "Park and Open Space" Area (See Exhibit A)

Native landscaping and open uses consistent with the General Plan.

IV. Design Considerations

- A. For uses which require buildings, it is suggested that split- or multi-level structures be utilized, whereby those portions of the use which can be allowed to flow without damage to the building or contents may be below the flood level (currently 76' elevation), while other portions, such as office or other flood damage-prone activities are above the flood level (see Figure 1).
- B. Minor land fill may be permitted to raise the grade elevation (see Figure 1), as allowed by General Plan policies regarding protection of the Laguna and as allowed by the U.S. Army Corps of Engineer and other agencies, pursuant to Section V of this Policy.
- C. Electrical service and appurtenances should be above 76' elevation. Outdoor seasonal uses should incorporate utility connections which can be capped or otherwise flood-proofed.
- D. Buildings and structures should be of concrete block or other material conducive to hosing down/cleaning.
- E. Proposals for any and all uses should include a statement of how the proposed use is compatible with flood plain considerations.
- F. Uses shall be designed and landscaped to respond to the Scenic Roadway considerations, set forth in Objective G4 of the Sebastopol General Plan.

In order to be consistent with, and to implement the General Plan, developments shall adhere to the following criteria:

1. Buildings and structures shall be set back at least 50 feet from Sebastopol AVenue and at least 30 feet from Morris Street (from ultimate right-of-way line, of both streets).

- 2. A landscaped setback of at least 30 feet along Sebastopol Avenue, and of at least 20 feet along Morris Street shall be required of all developments.
- 3. Parking lot landscaping shall include, but not necessarily be limited to, perimeter landscape screening, and/or fencing and "interior lot" canopy-type trees.
- G. Development of property on the East side of Morris Street, adjacent to the Laguna, should include natural landscaping and vegetation along the Easterly portions of the property, as enhancement of the Laguna riparian environment.
- H. There should be no direct parcel access from Sebastopol Avenue; all access should be via Morris Street.

V. Implementation/Procedures

- A. The uses listed in Section III of this Policy are only suggested as a range of potential uses. This Policy does not pre-empt Use Permit or other discretionary review requirements, but is intended to serve as a guideline to the Planning Commission and other City agencies in their consideration of individual use requests.
- B. The City of Sebastopol has an industrial waste disposal system. To facilitate the location of certain high water-using uses noted in Section III of this Policy, this system may be available, subject to the approval of the original users.
- C. Applicants for Use Permits, Design Review, or other discretionary actions shall obtain necessary approvals from the U.S. Army Corps of Engineers and/or the California Department of Fish and Game as part of the application filing materials. Discretionary Applications shall be determined to be incomplete, until such approvals are filed with the City.

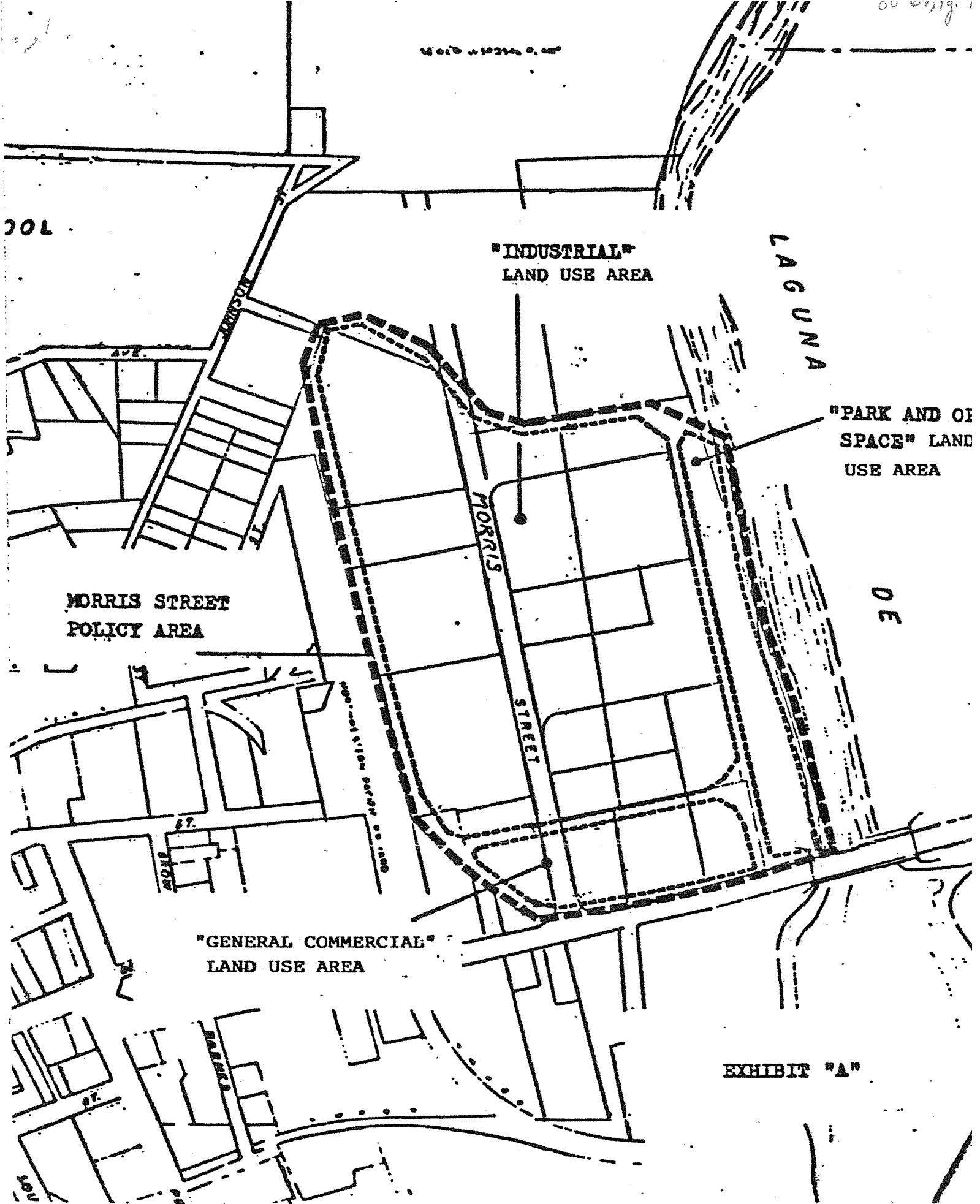
APPROVED: July 19, 1983

Amended: November 18, 1986

Amended: June 6, 1988

ATTEST:   
MAYOR

Map of Morris St. Area



20L

"INDUSTRIAL"  
LAND USE AREA

LAGUNA

"PARK AND OF  
SPACE" LAND  
USE AREA

MORRIS STREET  
POLICY AREA

DE

"GENERAL COMMERCIAL"  
LAND USE AREA

EXHIBIT "A"

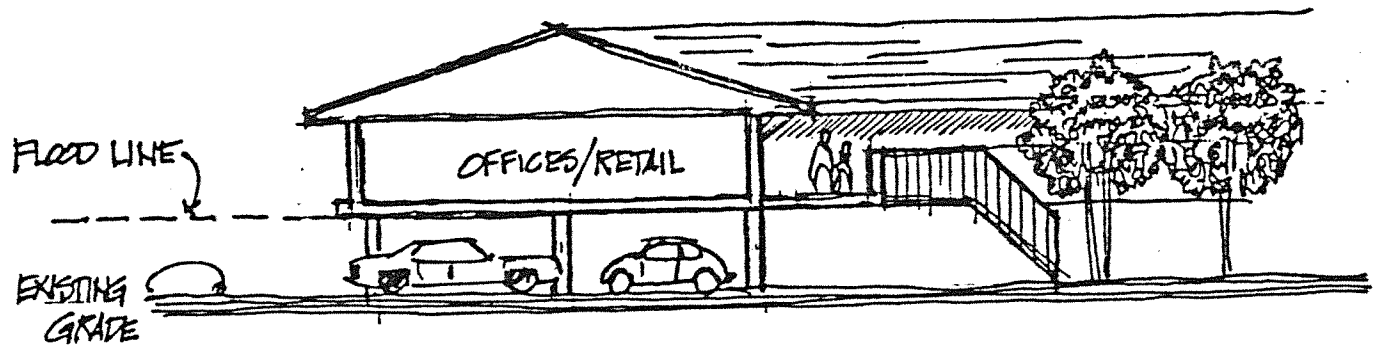
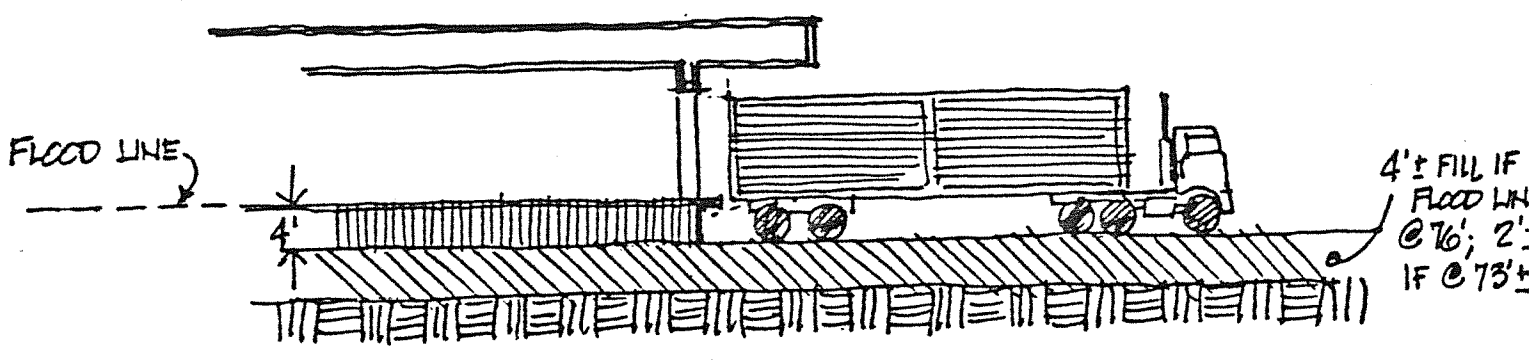
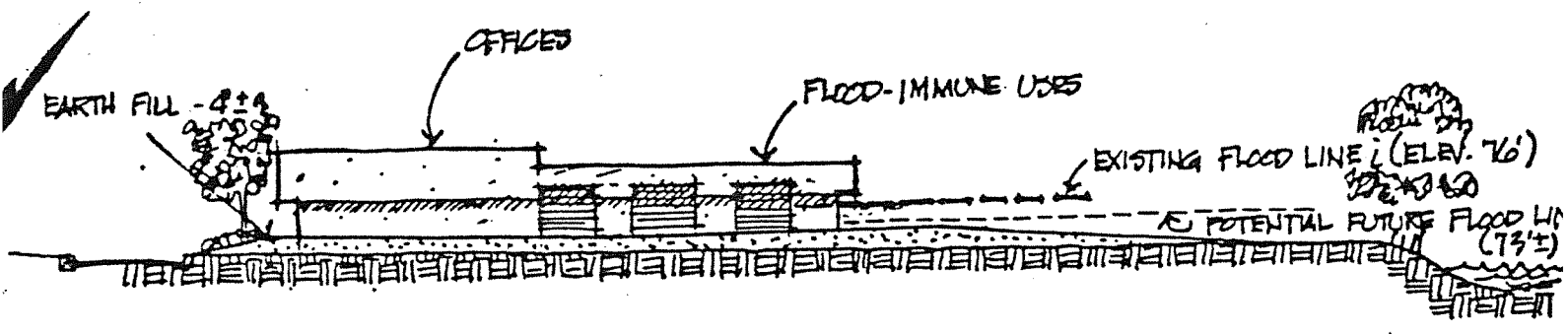


FIGURE 1