

July 19, 1983

City Council Policy No. 46

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 "Downtown 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 properties are within the Flood Plain, all properties being below 76' elevation. The U.S. Corps of Engineers has the flood plain under review, as result of construction of Warm Springs Dam, and in a year or two, may lower the flood plain from 76' to 72'.

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. "Downtown 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
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

B. Continued:

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). (The current 76' elevation may be lowered by the Corps of Engineers to 72' elevation).
- B. Minor land fill is suggested to raise the grade elevation (see Figure 1), as allowed by General Plan policies regarding protection of the Laguna.
- 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 proposes use is compatible with flood plain considerations.
- F. Uses should be designed and landscaped to respond to the Scenic Roadway considerations, as discussed and outlined in Objective G4 of the General Plan.
- 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 access from corner parcels to Sebastopol Avenue; all access should be via Morris Street.

V. Implementation/Procedures

- A. The uses listed in Section III of this Policy are suggested as potential uses. The "M" (Industrial) District requires a Use Permit for all uses; this Policy does not pre-empt

the Use Permit requirement, but serves as a guideline to the Planning Commission in its considerations 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.

APPROVED: July 19, 1983

[Signature]
ATTEST
MAYOR

