

RESOLUTION NO. RES-2017-008

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO VERY LOW DENSITY RESIDENTIAL FOR THREE PROPERTIES LOCATED ON WEST HEARN AVENUE, ASSESSOR'S PARCEL NUMBERS 134-011-013, 134-022-035 AND 134-280-021 - FILE NUMBER ST14-001

WHEREAS, on October 18, 2016, the City Council adopted Resolution Number 28874, adopting the Roseland Area/Sebastopol Road Specific Plan and approving associated General Plan amendments for the area located around the Southside Bus Transfer Center at the Southwest Community Park on Hearn Avenue and within the boundaries of the Roseland Area Annexation in southwest Santa Rosa; and

WHEREAS, the October 18, 2016 Council staff report and associated presentation, related to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation, clearly states that the General Plan land use designation for all parcels located within the West Hearn Avenue County island were intended to be changed from Low Density Residential to Very Low Density Residential; and

WHEREAS, following adoption of Resolution Number 28874, a clerical error in the General Plan amendment land use table, included as Exhibit B to the resolution, was identified; and

WHEREAS, the following three properties located on West Hearn Avenue, within the West Hearn Avenue County island, were inadvertently excluded from the General Plan land use amendment table:

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
134-011-013	None	Low Density Residential	Very Low Density Residential
134-022-035	2028 W. Hearn Avenue	Low Density Residential	Very Low Density Residential
134-280-021	2279 W. Hearn Avenue	Low Density Residential	Very Low Density Residential

WHEREAS, this General Plan amendment is being processed to correct a clerical error, which was intended to be part of the October 18, 2016 amendment package, and, therefore, it is considered part of the previous amendment and is not counted as one of the three General Plan amendments allotted to the City for the 2017 calendar year.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa finds and determines that:

- A. The proposed General Plan Amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan; and
- B. The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and

C. The proposed change will not negatively impact the City's ability to accommodate the jurisdiction's share of the regional housing need pursuant to Government Code Section 65584; and

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

E. The proposed General Plan Amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been found within the scope of the Environmental Impact Report prepared for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation and the associated amendments, certified on October 18, 2016.

BE IT FURTHER RESOLVED that the Council approves a General Plan Amendment to redesignate three properties located on W. Hearn Avenue, at Assessor's Parcel Numbers 134-011-013, 134-022-035 and 134-280-021, from Low Density Residential to Very Low Density Residential.

IN COUNCIL DULY PASSED this 31st day of January 2017.

AYES: (7) Mayor Coursey, Vice Mayor Tibbetts, Council Members Combs, Olivares, Rogers, Sawyer, Schwedhelm

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Interim City Attorney