

RESOLUTION NO. 11958

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 1665 GUERNEVILLE ROAD, ASSESSOR'S PARCEL NO. 036-101-010, TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT – FILE NUMBER PRJ18-089

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa determined that the present classification of property situated at 1665 Guerneville Road, Assessor's Parcel No. 036-101-010, in the RR-20 (Rural Residential) Zoning District is not consistent with the General Plan designation of Medium Density Residential and, therefore, is no longer appropriate, and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed Rezoning is consistent with the goals and policies of all elements of the General Plan in that the subject site is designated as Medium Density Residential on the General Plan Land Use Diagram, and the R-3-18 Zoning District typically implements that land use designation;
- B. The proposed Rezoning would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that the Project plans have been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize any potential impacts to less than significant level;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project qualifies for a Class 32 exemption, per Section 15332, in that: the project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes a single-family attached unit type at 12 units per acre. While General Plan requires residential development at midpoint or higher of the density range, it allows exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the midpoint impossible to achieve. While the midpoint density for this parcel is 13, the proposed project density of 12 units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints on a narrow 120.6-foot wide lot. The City's Engineering Division anticipates that Elson Way will be extended north in the future and has required a temporary emergency vehicle turnaround until that occurs; The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses; according to the City's maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone; approval of the project would not result in any significant effects relating to traffic, noise, air

quality, or water quality; the project was reviewed by City agencies and impacts will be mitigated by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan; the site can be adequately served by all necessary utilities and public services. In addition, pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR;

- D. The proposed Rezoning is internally consistent with other applicable provisions of this Zoning Code in that the Project, as proposed and conditioned, meets all required development standards for the R-3-18 Zoning District;
- E. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints. It is in an area that is designated for residential development, and the Project site is surrounded to the west, north and east by either proposed or constructed residential uses. The Project plans have been reviewed by City staff and have been conditioned appropriately

BE IT RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 1665 Guerneville Road from the RR-20 (Rural Residential) Zoning District to the R-3-18 (Multi-Family Residential) Zoning District, said property more precisely described as: Assessor's Parcel No. 036-101-010.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 9th day of May 2019, by the following vote:

AYES: (7) Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie, and Commissioner Peterson

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED:


PATTI CISCO, CHAIR

ATTEST:


CLARE HARTMAN, EXECUTIVE SECRETARY