

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL PREZONE THE PROPERTY LOCATED AT 2210 BRUSH CREEK ROAD INTO THE R-1-6 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 182-050-004; FILE NO. PRJ20-008

WHEREAS, on May 28, 2020, applications for Brush Creek Minor Subdivision, located at 2210 Brush Creek Road, also identified as Sonoma County Assessor's Parcel Number 182-050-004 (Project Site), were submitted to Planning and Economic Development and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, and a request to prezone for annexation to the R-1-6 – Single Family Residential zoning district; and

WHEREAS, on November 18, 2021, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper pre zoning designations which should be placed on the annexation area, and at which time all those wishing to be heard were allowed to speak on the proposed annexation boundary and pre zoning designation; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and reports herein, and the oral and other evidence received at the public hearing, from the public, the applicant, and City staff; and

WHEREAS, the General Plan land use designation for the Project Site is Very Low Density Residential and the request includes a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, and the proposed Pre zoning to the R-1-6 (Single-Family Residential) zoning districts are consistent with the requested General Plan land use designation; and

NOW, THEREFORE, BE IT RESOLVED, that based on the evidence presented and the records and files herein, and pursuant to City Code Sections [20-64.060](#) (Pre zoning) and [20-64-050](#) (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that, in accordance with [Section 20-22.020\(B\)](#), the R-1-6 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multi-family projects, together with compatible accessory uses. The maximum allowable density ranges from two to 13 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-1 map symbol (see Section [20-22.040](#)). The R-1 zoning district implements and is consistent with the Residential—Very Low

Density (where residential clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan. The R-1-6 Zoning District permits 6,000-square-foot lot sizes. General Plan Section 1-2 requires that the General Plan be internally consistent; therefore, a proposed amendment to a zoning district that is consistent with a General Plan land use designation and implements that land use designation would be consistent with the goals and policies of all elements of the General Plan.

- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposed zoning would be consistent with the Low Density Residential General Plan land use designation. The R-1-6 Zoning District would permit 6,000-square-foot parcels. The applicant proposes to develop the property in a similar configuration as the Planned Development to the north. The proposed Tentative Parcel Map will result in parcel sizes that would range in size from 9,665 to 16,702 square feet. The average lot size is 13,260 square feet. The resulting density from the four-lot subdivision, with one remainder lot, is 3 dwelling units per acre. The parcel backs up to Rincon Creek, which creates a physical development constraint toward the rear of the project site. Prezoning and amending the General Plan for four additional single-family residential units will not have any foreseeable effect on the public's health, safety, convenience, or welfare.
- C. The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA). The proposed project would result in potentially significant impacts in: Air Quality, Biological Resources, Cultural Resources, and Geology & Soils. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained the Mitigation Monitoring and Reporting Program prepared for the project, which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards. On November 18, 2021, the Planning Commission approved a resolution recommending that the City Council adopt a Mitigated Negative Declaration (MND) for the Brush Creek Minor Subdivision, for which the project description included analysis of the proposed General Plan Amendment.
- D. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code. The R-1-6 (Single-Family Residential) zoning district implements the Low Density Residential land use of the General Plan, and any new development on the subject properties would be required to be in compliance with any standards listed in the Zoning Code.
- E. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments. The Project meets all required

development standards for the R-1-6 Zoning District. Each newly created lot will be able to meet setback and parking requirements.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the evidence presented and the above findings, recommends to the City Council the approval and adoption of the rezoning of the Project Site to the R-1-6 (Single-Family Residential) zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 18th day of November 2021 by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
ANDREW TRIPPEL, EXECUTIVE SECRETARY