

RESOLUTION NO. PC-2024-011

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERTIES SITUATED ON BARBARA DRIVE, ROBIN WAY, EDDY DRIVE, MOORLAND AVENUE, AND BELLEVUE AVENUE INTO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND R-2 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT, CONSISTENT WITH THE LOW AND MEDIUM-LOW DENSITY RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS; FILE NO. ANX23-003

WHEREAS, on November 28, 2023, a Pre-Zoning application was submitted requesting that the properties situated on Barbara Drive, Robin Way, Eddy Drive, Moorland Avenue and Bellevue Avenue be Pre-Zoned, for the purpose of annexation into the City of Santa, to the R-1-6 (Single-Family Residential) and R-2 (Medium Density Multi-Family Residential) zoning districts, consistent with the Low and Medium Density Residential General Plan land use designations for the sites; and

WHEREAS, the Planning and Economic Development Department has recommended the following proposed Pre-Zoning designations for the properties located within the annexation area:

APN	ADDRESS	GENERAL PLAN	PREZONE
043-181-009	215 BARBARA DR	Med-Low Residential	R-2
043-181-008	231 ROBIN WAY	Med-Low Residential	R-2
043-181-007	247 ROBIN WAY	Med-Low Residential	R-2
043-181-006	263 ROBIN WAY	Med-Low Residential	R-2
043-181-005	136 EDDY DR	Med-Low Residential	R-2
043-141-037	200 BELLEVUE AVE	Med-Low Residential	R-2
043-141-047	164 BELLEVUE AVE	Med-Low Residential	R-2
043-182-004	151 EDDY DR	Med-Low Residential	R-2
043-182-003	159 EDDY DR	Med-Low Residential	R-2
043-182-002	167 EDDY DR	Med-Low Residential	R-2
043-141-036	186 BELLEVUE AVE	Med-Low Residential	R-2
043-141-030	178 BELLEVUE AVE	Med-Low Residential	R-2
043-141-031	170 BELLEVUE AVE	Med-Low Residential	R-2
043-141-046	162 BELLEVUE AVE	Med-Low Residential	R-2
043-141-048	156 BELLEVUE AVE	Med-Low Residential	R-2
043-141-049	150 BELLEVUE AVE	Med-Low Residential	R-2
043-181-010	187 BARBARA DR	Med-Low Residential	R-2
043-181-011	183 BARBARA DR	Med-Low Residential	R-2
043-181-012	167 BARBARA DR	Med-Low Residential	R-2
043-181-013	3181 MOORLAND AVE	Med-Low Residential	R-2
043-182-005	200 BARBARA DR	Med-Low Residential	R-2

043-182-006	182 BARBARA DR	Med-Low Residential	R-2
043-182-007	166 BARBARA DR	Med-Low Residential	R-2
043-182-010	3195 MOORLAND AVE	Med-Low Residential	R-2
043-182-009	3171 MOORLAND AVE	Med-Low Residential	R-2
043-181-004	148 EDDY DR	Med-Low Residential	R-2
043-181-003	160 EDDY DR	Med-Low Residential	R-2
043-181-002	168 EDDY DR	Med-Low Residential	R-2
043-181-014	3175 MOORLAND AVE	Med-Low Residential	R-2
043-144-005	3128 MOORLAND AVE	Low Residential	R-1-6
043-144-004	84 BELLEVUE AVE	Low Residential	R-1-6
043-144-003	100 BELLEVUE AVE	Low Residential	R-1-6
043-144-002	104 BELLEVUE AVE	Low Residential	R-1-6
043-144-034	144 BELLEVUE AVE	Low Residential	R-1-6

WHEREAS, on July 25, 2024, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper rezoning designations which should be placed on the annexation area, at which time all those wishing to be heard were allowed to speak on the proposed annexation boundary and rezoning 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 five parcels is Low Density Residential, and for 29 parcels, it is Medium-Low Density Residential. This designation was reviewed as part of the Santa Rosa General Plan 2035 Environmental Impact Report (EIR), which was adopted by City Council Resolution No. 27509 on November 3, 2009, in compliance with the California Environmental Quality Act (CEQA). The proposed rezoning to R-1-6 (Single-Family Residential) and R-2 (Medium Density Multi-Family Residential) zoning districts is consistent with the respective 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 (Rezoning) 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 in that the R-1-6 (Single-Family Residential) zoning district is an implementing zoning district for Low Density Residential land use designation and the R-2 (Medium Density Multi-Family Residential) is an implementing zoning district for Medium-Low Density Residential land use designation. General Plan Goals and Policies LUL-A-2, PSF-F, PSF-F-1, PSF-F-2, and PSF-F-5 encourage annexation of unincorporated land adjacent to City limits and within the Urban Growth Boundary and extension of water to properties with existing health hazard. Because the properties

proposed for rezoning are surrounded by properties within City limits, City staff has determined the proposed rezoning and subsequent annexation of the subject properties is a logical extension of the City limits and services. Furthermore, 29 parcels are currently posing a health hazard, and the annexation would enable the extension of high-quality water to serve the residents; and

- B. The proposed Pre-Zoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that rezoning to the R-1-6 and R-2 zoning districts is consistent with the General Plan land use designations of Low Density Residential and Medium-Low Density Residential, which allows single-family and multifamily residential uses. This land use designation was considered in the General Plan 2035, which was adopted by Council in 2009. Additionally, all parcels are currently developed, and no further development is being proposed at this time; and
- C. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code. The R-1-6 zoning district implements the Low Density Residential land use of the General Plan, and the R-2 zoning district implements Medium-Low Density Residential land use, and any new development on the subject properties would be required to be in compliance with any standards listed in the Zoning Code; and
- D. The site is physically suitable (including the absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning classification and anticipated land uses/development in that adequate water supply and infrastructure are available to serve the properties with the existing health hazard, and no new development is being proposed at this time; and
- E. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), and staff has determined that the project qualifies for the following streamlining provisions and exemptions:
 - CEQA Guidelines Section 15183 in that the proposed Pre-Zoning is consistent with the General Plan. The Low Density and Medium-Low Density Residential land use designations were reviewed as part of the Santa Rosa General Plan 2035 Environment Impact Report (EIR), adopted by City Council Resolution No. 27509, dated November 3, 2009. The proposed Pre-Zoning to the R-1-6 (Single-Family Residential) and R-2 (Medium Density Multi-Family Residential) zoning district is consistent with the existing land use designations. There are no impacts peculiar to the site that were not already analyzed in the EIR or would require additional analysis.
 - CEQA Guidelines Section 15303 in that the future proposed construction consists of limited numbers of new, small structures, such as water mains and associated utility extensions to serve existing structures.
 - CEQA Guidelines Section 15304 in that the future proposed construction consists of minor land alterations that include grading on slopes less than 10 percent.

The City has further determined that no exceptions to the exemptions apply, and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.)

BE IT FURTHER RESOLVED that the rezoning is subject to each of the following conditions:

1. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the evidence presented and the above findings, recommends that the City Council Pre-Zone 34 properties located at Barbara Drive, Robin Way, Eddy Drive, Moorland Avenue, and Bellevue Avenue, as set forth in the chart above.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 25th day of July 2024 by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY