

ORDINANCE NO. ORD-2020-019

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE BY RECLASSIFYING THE PROPERTY FOR THE 3575 MENDOCINO AVENUE PROJECT, LOCATED AT 3575 MENDOCINO AVENUE – ASSESSOR’S PARCEL NUMBER 173-030-001 TO THE TRANSIT-VILLAGE RESIDENTIAL-RESILIENT CITY (TV-R-RC) AND TRANSIT VILLAGE RESIDENTIAL-SENIOR HOUSING-RESILIENT CITY (TV-R-SH-RC) DISTRICTS - FILE NUMBERS PRJ20-002 AND REZ20-002

WHEREAS, on November 12, 2020, the Planning Commission of the City of Santa Rosa considered the proposed rezoning during a public meeting and adopted a resolution recommending to the Council approval of the rezoning for 3575 Mendocino Avenue; and

WHEREAS, on December 8, 2020, the City Council conducted a hearing in consideration of a rezone to change the subject zoning district from Rural Residential – Resilient City (RR-40-RC) to Transit-Village Residential – Resilient City (TV-R-RC) with the Senior Housing (SH) combining district applied to a 2.5-acre portion of the Project site. The subject rezone is required to accommodate a 532 multi-family residential development consisting of 162 very-low and low-income senior housing units, and up to 370 market rate units, for the property located at 3575 Mendocino Avenue, which property is also identified as Assessor's Parcel Number(s) 173-030-001; and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Mobile Home to Transit-Village Medium, a request to rezone from the Rural Residential – Resilient City (RR-40-RC) zoning district to the Transit-Village Residential – Resilient City (TV-R-RC) zoning district, and for a 2.5-acre portion of the project site to also include the Senior Housing (SH) combining district to accommodate the 162 affordable senior housing units, a tentative map to subdivide one site into eight lots to allow for the residential development, and design review to allow the proposed construction; and

WHEREAS, on December 8, 2020, the City Council held a public hearing on the proposed Project and all people were allowed to speak, and the Council has considered all testimony and comments, and that prior to the recommendation on the rezoning, the Council has adopted the Sustainable Communities Environmental Assessment (SCEA) and approved the General Plan Amendment from Mobile Home to Transit-Village Medium, both of which are needed to approve the proposed rezone; and

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the reclassification to the Transit-Village Residential – Resilient City (TV-R-RC) zoning district for the entire parcel and to the Transit-Village Residential – Resilient City – Senior Housing (TV-R-RC) for a 2.5-acre portion of the site is appropriate for the property located at 3575 Mendocino Avenue, Assessor’s Parcel Number 173-030-001, and is necessary to allow for the proposed high-density residential infill project. The Council further finds and determines that:

1. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the proposed Transit-Village Residential zoning district, and associated combining districts, implement the site's General Plan land use of Transit-Village Medium, and permits multifamily residential units by-right, implementing various General Plan policies to increase the variety of housing units available to all income levels and ages, on an infill site with access with transit and services;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that rezoning the property would allow for a high-density residential project in an area envisioned for increased residential densities based on the sites location within a Priority Development Area (PDA). Further, the rezoning would accommodate 162 affordable senior housing units and market rate units with adequate infrastructure, access to transit, and nearby services;
3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that a Sustainable Communities Environmental Assessment (SCEA) was been prepared and circulated for public review for a 30-day period commencing on September 28th and ending on October 27th. The SCEA determined that there would be no significant and unavoidable environmental impacts based on the project details, compliance with standard measures and project specific mitigation measures;
4. 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 land use and development standards for the TV-R-RC and TV-R-RC-SH zoning district; and
5. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments in that the site is a flat, previously developed area with access to utilities, retail and business services, major transportation corridors including Highway 101, a regional street, and transit stops; and

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Title 20 of the Santa Rosa City Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel No 173-030-001 to the Transit-Village Residential – Resilient City (TV-R-RC) zoning district with the Senior Housing (SH) combining district applied to a 2.5-acre portion of the project site.

Section 3. Environmental Determination. The Council finds that the adoption and implementation of this ordinance in that a Sustainable Communities Environmental Assessment (SCEA) was been prepared and circulated for public review for a 30-day period commencing on September 28th and ending on October 27th. The SCEA determined that there would be no significant and unavoidable environmental impacts based on the project details, compliance with standard measures and project specific mitigation measures.

Section 4. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on the 8th day of December, 2020.

IN COUNCIL DULY PASSED AND ADOPTED this 15th day of December, 2020.

AYES: (6) Mayor C. Rogers, Vice Mayor N. Rogers, Council Members Alvarez, Fleming, Sawyer, Schwedhelm

NOES: (0)

ABSENT: (1) Council Member Tibbetts

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney