

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL REZONING OF A PROPERTY LOCATED AT
1225 FULTON ROAD TO THE RR (RURAL RESIDENTIAL) ZONING DISTRICT,
ASSESSOR'S PARCEL NUMBER 034-460-032 – FILE NUMBER REZ20-004

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa determined that the present PD0318 – Planned Development Zoning Designation for the property located at 1225 Fulton Road is no longer appropriate and that rezoning the property 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 amendment is consistent with the goals and policies of all elements of the General Plan, in that the subject property is designated as Very Low Residential on the General Plan Land Use Diagram, and the RR – Rural Residential Zoning District implements that land use.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, in that the proposed change would allow for the operation of a Child Day Care Facility and the property will be zoned consistent with the General Plan land use designation.
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the Project is consistent with the City's General Plan for which an EIR was prepared. There are no project specific effects which are peculiar to the Project or its site, and which the General Plan EIR failed to analyze as significant effects. The subject property is no different than other properties in the surrounding area, and there are no Project specific effects that are peculiar to the Project or its site. The project site is located in an area developed with an institutional use (former church). The property does not support any peculiar environmental features, and the Project would not result in any peculiar effects. In addition, all Project impacts were adequately analyzed by the General Plan EIR.
- D. The proposed amendment is internally consistent with other applicable provisions of this 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 in that the properties are currently developed with a church complex and will be occupied by a Child Day Care Facility, and there are no physical changes being proposed as part of this Rezoning.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to

the City Council the approval and adoption of the rezoning of a property situated at 1225 Fulton Road from PD0318 – Planned Development to the RR – Rural Residential Zoning District, said property more precisely described as: Assessor's Parcel Number 034-460-032.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 22nd day of July 2021, by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____

KAREN WEEKS, CHAIR

ATTEST: _____

ANDREW TRIPPEL, EXECUTIVE SECRETARY