

RESOLUTION NO. 11865

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED ROUND BARN VILLAGE RECLASSIFICATION LOCATED AT 0 ROUND BARN BOULEVARD - ASSESSOR'S PARCEL NUMBERS 173-020-030 THROUGH 173-020-036 - FILE NUMBER PRJ17-004

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental consequences of the proposed Round Barn Village project, which study was initially completed September 25, 2017; and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed project provided certain mitigation measures therein identified and listed were adopted and implemented; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed project have been clearly mitigated by the identified mitigation measure to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of the preparation and the posting of the proposed Mitigated Negative Declaration was duly posted September 25, 2017 through October 25, 2017 and an opportunity for comments from the public were given and interested persons were invited; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determination of the Environmental Coordinator, the proposed Mitigated Negative Declaration dated September 25, 2017, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on November 30, 2017, and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Round Barn Village project will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration are implemented prior to development of the subject property,

and hereby recommends approval and adoption of the Mitigated Negative Declaration for the Round Barn Village project.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 30th day of November, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Board Member Rumble

APPROVED: _____
Patti Cisco, Chair

ATTEST: _____
Clare Hartman, Executive Secretary

RESOLUTION NO. 11866

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT FROM BUSINESS PARK TO MEDIUM LOW DENSITY RESIDENTIAL AND OPEN SPACE FOR THE PROPERTY AT 0 ROUND BARN BOULEVARD - FILE NUMBER PRJ17-004

WHEREAS, on November 30, 2017, the Planning Commission conducted a hearing in consideration of a General Plan Amendment for property located at 0 Round Barn Boulevard, which property is also identified as Assessor's Parcel Numbers 173-020-030 through 173-020-036; and

WHEREAS, the staff of the Planning and Economic Development Department conducted an analysis and rendered an environmental determination that the proposed General Plan Amendment would not have significant effects the environment; and

WHEREAS, the staff findings justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area; and

WHEREAS, the Planning Commission finds that the General Plan Amendment would not have a significant effect on the environment and recommends adoption by the City Council of a Mitigated Negative Declaration; and

WHEREAS, the Planning Commission finds that a General Plan Amendment to Medium Low Density Residential and Open Space on the subject site is justified to achieve the objectives and policies of the General Plan in that:

- A. The proposed amendment ensures and maintains internal consistency 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;
- C. 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; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa is recommending approval by the City Council of a General Plan Amendment on the subject property from Business Park to Medium Low Density Residential and Open Space.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 30th day of November, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Board Member Rumble

APPROVED: _____
Patti Cisco, Chair

ATTEST: _____
Clare Hartman, Executive Secretary

RESOLUTION NO. 11867

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 0
ROUND BARN BOULEVARD TO THE SINGLE-FAMILY RESIDENTIAL (R-1-6) AND
OPEN SPACE CONSERVATION DISTRICTS - FILE NUMBER PRJ17-004

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 0 Round Barn Boulevard in the Planned Development 72-001 District 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 amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
- 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.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

- 1. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 0 Round Barn Boulevard from the Planned Development 72-001 District to the Single-Family Residential (R-1-6) and Open Space Conservation Districts, said property more precisely described as: Assessor's Parcel Numbers 173-020-030 through 173-020-036.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 30th day of November, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Board Member Rumble

APPROVED: _____
Patti Cisco, Chair

ATTEST: _____
Clare Hartman, Executive Secretary