

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE RECLASIFYING (REZONING) TWO PROPERTIES LOCATED AT 3991 AND 3995 SEBASTOPOL ROAD TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; FILE NUMBER PRJ18-018

WHEREAS, after public hearing, the Council determined that the current RR-40 (Rural Residential) zoning district, which allows development at one unit per acre and is not consistent with the land use designation of Low Density Residential, limits residential uses for the properties located at 3991 and 3995 Sebastopol Road, otherwise known as Assessor's Parcel Nos. 035-063-008 and 035-063-007, respectively, that would otherwise be allowed in the R-1-6 (Single-family Residential) zoning district, which allows two to eight units per acre and is the primary standard zoning district that implements the General Plan land use designation of Low Density Residential.

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 R-1-6 (Single-family Residential) Zoning District is appropriate for the properties located at 3991 and 3995 Sebastopol Road, otherwise known as Assessor's Parcel Nos. 035-063-008 and 035-063-007, respectively, because the R-1-6 (Single-family Residential) zoning district is consistent with the General Plan land use designation of Low Density Residential, which allows development at a density of 2-8 units per acre.

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. The subject properties are located in an area designated as Low Density Residential on the General Plan Land Use Diagram, which allows residential development at a density of two to eight units per acre. The properties are currently zoned RR-40 (Rural Residential), which limits development to one unit per acre and is not consistent with the General Plan. Rezoning the properties to the R-1-6 (Single-family Residential) zoning district will bring the site zoning into compliance with General Plan land use designation; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. There are no changes in use proposed for either property and all future uses will be reviewed for consistency with the General Plan and zoning; and
3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA); and
4. The rezoning area is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the

requested zoning designation in that the area is generally developed and all City services are available.

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 Numbers 035-063-008 and 035-063-007 to the R-1-6 (Single-family Residential) Zoning District.

Section 3. The proposed amendment has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, because it is consistent with the General Plan for which an Environment Impact Report (EIR) was certified by Council in 2009, any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.

No further environmental review is necessary for the Project as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR

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 August 18, 2020.

IN COUNCIL DULY PASSED AND ADOPTED this \_\_\_\_ day of August 2020.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

ATTEST: \_\_\_\_\_  
City Clerk

APPROVED: \_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney