

**Attachment 14**

Planning Commission Resolution Nos. 11783 through 11788

RESOLUTION NO. 11783

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN, ROSELAND AREA ANNEXATION AND ASSOCIATED GENERAL PLAN, DOWNTOWN STATION AREA SPECIFIC PLAN, ZONING CODE, AND BICYCLE AND PEDESTRIAN MASTER PLAN AMENDMENTS, AND REZONING AND PREZONING OF PARCELS WITHIN THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND ROSELAND AREA ANNEXATION BOUNDARIES - FILE NUMBERS ST13-003 AND ST14-001

WHEREAS, pursuant to requirements of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the Santa Rosa City Code, a notice of preparation of an Environmental Impact Report for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation, associated General Plan, Downtown Station Area Specific Plan, Zoning Code, and Bicycle and Pedestrian Master Plan Amendments, and Rezoning and Prezoning of parcels within the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation boundaries (Project) was circulated and a public scoping meeting was held on February 1, 2016, to offer interested individuals, organizations, and governmental agencies an opportunity to provide input regarding the potential environmental effects of the Project; and

WHEREAS, a Draft Environmental Impact Report (Draft EIR) was prepared and sent to the State Clearinghouse for review by state agencies; and

WHEREAS, a notice of availability of the Draft EIR was provided and the Draft EIR was made available to the public for review and comment for a period of 45 days beginning on May 20, 2016 and ending on July 5, 2016; and

WHEREAS, on June 9, 2016 the Planning Commission held a noticed public hearing regarding the Project and Draft EIR at which time all persons wishing to be heard were invited to speak or submit written comment; and

WHEREAS, written responses were prepared to all comments, oral and written, regarding the Draft EIR received during the public review period; and

WHEREAS, the Draft EIR (State Clearinghouse Number 2016012030), dated May 2016, the Response to Comments, dated August 2016, which contains all comments and recommendations received on the Draft EIR, a list of persons, organizations and public agencies submitting comments on the Draft EIR, and responses by the City to comments received, and the Mitigation Monitoring and Reporting Program, dated August 2016, comprise the Final EIR; and

WHEREAS, the Planning Commission has recommended changes to the Draft Roseland Area/Sebastopol Road Specific Plan and has independently analyzed, reviewed, and considered

the Draft EIR and evaluated the comments received, and the written responses to the comments in light of the recommended changes of the Planning Commission; and

WHEREAS, on September 8, 2016, the Final EIR was presented to the Planning Commission in accordance with the requirements of CEQA and the Santa Rosa City Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa finds that the Final Environmental Impact Report for the Project, composed of the Draft EIR, the comments received and the response to comments, and the Mitigation Monitoring and Reporting Program, adequately identifies and analyzes the environmental effects of the Project, including the changes to the Draft Roseland Area/Sebastopol Road Specific Plan recommended by the Planning Commission, and further finds that the Final Environmental Impact Report reflects the City's independent judgment and analysis and was completed in compliance with the requirements of CEQA and the State CEQA Guidelines.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the above findings, recommends that the City Council certify the Final Environmental Impact Report for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation, associated General Plan, Downtown Station Area Specific Plan, Zoning Code, and Bicycle and Pedestrian Master Plan Amendments, and Rezoning and Prezoning.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of September 2016, by the following vote:

AYES: (4) Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSTAIN/

RECUSED: (1) Chair Cisco

ABSENT: (2) Commissioners Crocker, Dippel

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



VICE CHAIR

ATTEST: \_\_\_\_\_

  
EXECUTIVE SECRETARY

RESOLUTION NO. 11784

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN, APPROVAL OF A GENERAL PLAN AMENDMENT AND DOWNTOWN STATION AREA SPECIFIC PLAN AMENDMENT CONSISTENT WITH THE SPECIFIC PLAN, AND MAKING FINDINGS AND RECOMMENDATIONS WITH REGARD TO SIGNIFICANT IMPACTS IDENTIFIED IN THE ENVIRONMENTAL IMPACT REPORT FOR THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND GENERAL PLAN AMENDMENT - FILE NUMBER ST14-001

WHEREAS, the Bay Area's Sustainable Communities Strategy, developed in conformance with Senate Bill 375, is Plan Bay Area. The Sustainable Communities Strategy aims to reduce greenhouse gas emissions through compact, transit-oriented development; and

WHEREAS, Plan Bay Area designates Priority Development Areas (PDAs), which are locally identified areas which are planned to accommodate growth near transit and jobs. Santa Rosa has five designated PDAs: Downtown Station Area; North Station Area; Santa Rosa Avenue/Mendocino Avenue Corridor; Sebastopol Road Corridor; and Roseland Area; and

WHEREAS, the Metropolitan Transportation Commission (MTC) approved \$20 million in PDA planning program funds to Bay Area Congestion Management Agencies, and the Sonoma County Transportation Authority (SCTA) received \$1,447,000 for local planning; and

WHEREAS, the City of Santa Rosa received a grant from SCTA for \$647,000 of these funds for development of the Roseland Area/Sebastopol Road Specific Plan, which combines the Roseland Area PDA and a portion of the Sebastopol Road Corridor PDA, focused around the Southside Bus Transfer Center at the Southwest Community Park on Hearn Avenue; and

WHEREAS, an extensive community engagement strategy was utilized for the planning process, which included outreach at local events and schools, four community workshops, four steering committee meetings, and numerous small group and individual meetings were held to assess the community's ideas and visions for creating a transit supportive environment around the Southside Bus Transfer Center; and

WHEREAS, the Draft Roseland Area/Sebastopol Road Specific Plan was developed based on the community's vision of a transit supportive environment with: higher density residential development; improved connectivity; safe, attractive, walkable streets; civic, recreational and open spaces; and neighborhood serving services and uses; and

WHEREAS, on June 9, 2016, the Planning Commission conducted a hearing in consideration of the Draft Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment, Downtown Station Area Specific Plan Amendment and Draft Environmental Impact Report, at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission held two additional meetings, on June 23, 2016 and September 8, 2016, to deliberate on the staff reports, oral and written, testimony, written comments and all aspects of the Draft Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment and Downtown Station Area Specific Plan Amendment, and the proposed Environmental Impact Report; and

WHEREAS, the Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment and Downtown Station Area Specific Plan Amendment will implement the land use intensities, development policies and public improvements that are appropriate and necessary for creating a transit supportive environment in and around the Southside Bus Transfer Center; and

WHEREAS, adoption of the Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment and Downtown Station Area Specific Plan Amendment will further General Plan land use and transportation goals and objectives that support intensification of land uses around transit facilities and corridors, improved multi-modal connectivity and circulation, and enhancement of the physical environment; and

WHEREAS, changes to the General Plan's Land Use Diagram, text and figures and the Downtown Station Area Specific Plan's text and figures are proposed in order to ensure consistency between the Roseland Area/Sebastopol Road Specific Plan, the General Plan and the Downtown Station Area Specific Plan and such changes are set forth in Exhibits "B" and "C" attached to this resolution and made part hereof; and

WHEREAS, the Planning Commission finds that the changes to the General Plan text and Land Use Diagram, and changes to the Downtown Station Area Specific Plan text and figures, are justified to achieve the objectives and policies of the General Plan in that:

- A. The proposed amendments ensure and maintain internal consistency with the goals and policies of all elements of the General Plan;
- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The proposed changes will not negatively impact the City's ability to accommodate the jurisdiction's share of the regional housing need pursuant to Government Code Section 65584; and
- D. The proposed amendments have been reviewed in compliance with the California Environmental Quality Act (CEQA).

WHEREAS, the proposed General Plan Amendment is one of the three General Plan amendments allotted to the City per year; and

WHEREAS, the Planning Commission has recommended a number of changes to the Draft Roseland Area/Sebastopol Road Specific Plan, which are set forth in Exhibit "A" attached hereto and made part hereof; and

WHEREAS, the Planning Commission has considered the Final Environmental Impact Report and determined that the Commission's recommended changes in the Draft Roseland Area/Sebastopol Road Specific Plan are adequately described and analyzed therein and the Planning Commission has, by separate resolution, recommended that the Council certify the Final EIR; and

WHEREAS, the Final Environmental Impact Report prepared for the project identifies four impacts which are significant and unavoidable and cannot be feasibly mitigated, including the following:

Impact 3.3.8 Air Quality. The proposed project, in combination with cumulative development in the San Francisco Bay Area Air Basin (SFBAAB), could result in a significantly cumulative increase of criteria air pollutants for which the air basin is designated nonattainment. This would be a significant cumulative impact, and the project's contribution to the impact would be considered cumulatively considerable.

Impact 3.14.2 Traffic and Transportation. Project traffic would have the potential to degrade mainline freeway operations to unacceptable levels of service under Existing plus Project conditions (Highway 101 North – Todd Road to Highway 12).

Impact 3.14.3 Traffic and Transportation. Project traffic would have the potential to degrade freeway ramp operations to an unacceptable level of service at the southbound Highway 101 freeway off-ramp at Hearn Avenue under Existing plus Project conditions.

Impact 3.14.11 Traffic and Transportation. Project traffic, when considered together with other past, present, and future development, would have the potential to degrade mainline freeway operations to unacceptable levels of service (Future plus Project or "cumulative" conditions).

WHEREAS, the Planning Commission has considered the significant, unavoidable effects outlined in the Final Environmental Impact Report and has weighed the potential significant impacts related to the proposed Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment and Downtown Station Area Specific Plan Amendment against the benefits of the Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment and the Downtown Station Area Specific Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, with regard to the significant, unavoidable effects of the proposed Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment and Downtown Station Area Specific Plan Amendment as identified in the Final EIR, and based on substantial evidence in the record, finds as follows:

Air Quality. By its very nature, air pollution is largely a cumulative impact. According to the Bay Area Air Quality Management District (BAAQMD), no single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. In developing thresholds of significance for air pollutants,

the BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. According to the BAAQMD, if a project exceeds its identified significance thresholds, the project's impact would be cumulatively considerable. As stated under Air Quality Impact 3.3.3 of the Draft Environmental Impact Report, it cannot be guaranteed, despite mitigation, that construction of subsequent projects allowed under the proposed project would generate air pollutant emissions below BAAQMD significance thresholds because of the programmatic and conceptual nature of the proposed project and uncertainties related to future subsequent projects. Therefore, significant cumulative impacts would result and the project's contribution to those impacts would be cumulatively considerable.

During the past few years the City of Santa Rosa has modified its planning policies and land use regulations to increase residential densities in the vicinity of rail and bus transit facilities and on other infill properties. This has resulted in accommodating the increase in population projected through the year 2035 within the same Urban Growth Boundary established to accommodate projected population to the year 2020. This land use pattern is designed to reduce automobile trips (and, therefore, vehicle miles traveled) and is supportive of a program of greenhouse gas reduction. Thus a basis for a finding of overriding consideration is the fact that the policies included in the Draft Roseland Area/Sebastopol Road Specific Plan will provide a more efficient settlement pattern compared to the current General Plan for the plan area.

Traffic and Transportation. The City of Santa Rosa is working collaboratively with Caltrans to approve and fund construction of a widened Hearn Avenue freeway overpass and associated intersection improvements. This project is identified in the City's General Plan 2035 and is projected to alleviate both congestion and adverse queuing onto the freeway in the future. However, because the widening project would not be complete under Existing plus Project near-term conditions, the adverse queuing conditions would remain and the impact of the Specific Plan would be significant and unavoidable. Note that under Future plus Project conditions (see Draft Environmental Impact Report, Impact 3.14.12), the Hearn Avenue overpass widening and interchange project would be completed and the impact would be reduced to a level of less than significant.

The projected unacceptable operation on US 101 could be mitigated by widening the freeway to include additional through lanes in each direction. However, further widening of US 101 is not included in the Sonoma County Transportation Authority's (SCTA) Comprehensive Transportation Plan, nor do any financing mechanisms currently exist to fund the improvement. Widening the freeway would require major reconstruction of multiple freeway structures, right-of-way acquisition including many homes and businesses, closure or relocation of city streets paralleling the freeway corridor, and the likely creation of additional secondary environmental impacts. As a result, such improvements to US 101 are considered infeasible. The City of Santa Rosa, the County of Sonoma, and the SCTA recognize that US 101 will experience congestion into the foreseeable future and that there will be no further major capacity enhancements, such as expansions or new freeways. All three entities concur in various planning and policy documents that long-range solutions to regional mobility must focus on better land use planning that supports transit and alternative transportation modes; stronger jobs-housing

balance; and increased support of transportation demand measures. The proposed Specific Plan emphasizes each of these goals.

A basis for a finding of overriding consideration for Traffic and Transportation is the fact that for the City to facilitate residential development to accommodate its state-mandated share of regional housing needs, residential development within the City and Urban Growth Boundary and surrounding transit stations must continue to be allowed, and at higher densities. Commercial and industrial development, which also generate traffic, are needed to provide services to the increased population, a tax base for revenues, and jobs for a portion of the population. The Specific Plan provides for development, both residential and commercial, in a manner that supports transit and encourages alternative transportation modes, minimizing traffic impacts to the greatest extent feasible.

BE IT FURTHER RESOLVED that the Planning Commission finds and determines, based on the foregoing, that the benefits, such as higher residential densities and increased multi-modal connectivity that will support transit ridership, which will be realized and achieved from the implementation of the Draft Roseland Area/Sebastopol Road Specific Plan and associated amendments, outweigh the environmental risks associated with the adoption and implementation of the Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment and Downtown Station Area Specific Plan Amendment, and further find on this basis that the significant effects are acceptable, and therefore recommend that the City Council make a statement of overriding considerations in favor of adoption of the Roseland Area/Sebastopol Road Specific Plan and approval of the General Plan Amendment and Downtown Station Area Specific Plan Amendment.

BE IT FURTHER RESOLVED that the Planning Commission finds and determines that all other impacts identified in the Final EIR will be mitigated to less than significant with the adoption and implementation of the Mitigation Monitoring and Reporting Program, dated August 2016.

BE IT FURTHER RESOLVED that the Planning Commission has considered the testimony on the Draft Roseland Area/Sebastopol Road Specific Plan, General Plan Amendment and Downtown Station Area Specific Plan Amendment and has reached consensus on issues important to the community and has determined that the Specific Plan, with the Commission's recommended changes, will provide necessary and appropriate policy guidance for increased residential densities and improved multi-modal connectivity to support transit ridership.

BE IT FURTHER RESOLVED that, based on the foregoing, the Planning Commission hereby recommends that the City Council adopt the Draft Roseland Area/Sebastopol Road Specific Plan subject to the Planning Commission's recommended changes as set forth in Exhibit "A", adopt the General Plan Amendment in the form set forth in Exhibit "B" to this resolution, the Downtown Station Area Specific Plan Amendment in the form set forth in Exhibit "C" to this resolution.



REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of September 2016, by the following vote:

AYES: (4) Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSTAIN/

RECUSED: (1) Chair Cisco

ABSENT: (2) Commissioners Crocker, Dippel

APPROVED:   
VICE CHAIR

ATTEST:   
EXECUTIVE SECRETARY

ATTACHMENTS:

Exhibit A – Recommended changes to the Draft Roseland Area/Sebastopol Road Specific Plan

Exhibit B – General Plan Amendment

Exhibit C – Downtown Station Area Specific Plan Amendment

Exhibit 'A'

**RECOMMENDED CHANGES TO THE  
DRAFT ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN**

1. General Document Text Changes

Eliminate the reference to "Appendix A" on page 3-11 of the Draft Specific Plan by deleting the second sentence of Section 3.3, and eliminate any other references to appendices in the document that do not apply.

2. Appendices

Add the Community Workshop, Steering Committee and Technical Advisory Committee meeting minutes and summaries as an appendix to the Specific Plan, and add a reference to the appendix in the Table of Contents.

Add the following sentence to the end of the first paragraph on page 1-9, under Section 1.7:

"Summaries of each Technical Advisory Committee and Steering Committee meeting, as well as all four of the Community Workshops are included in Appendix A."

3. Add the following language to Specific Plan Section 1.2, Purpose of this Plan:

"The purpose of this Specific Plan is to support a unified, vital, healthy, and livable Roseland community. The area's designation as a Priority Development Area supports walkable, bikeable, and transit-rich neighborhoods by increasing the number and proximity of residents to amenities, schools, parks, and jobs. The plan aims to do this by improving connectivity, concentrating areas of activity, and enhancing the physical environment. The Specific Plan is intended to guide private development and public investment over the next 20 to 25 years.

This Specific Plan, in conjunction with the Santa Rosa General Plan and the Zoning Code, provides a framework for development of properties consistent with the vision and goals outlined in the document. This Plan also provides opportunities for streamlined California Environmental Quality Act (CEQA) review. The Environmental Impact Report (EIR) that was prepared for this Plan may facilitate environmental review for projects that are consistent with this Plan. In addition, some projects may qualify for streamlining due to location in a transit priority area or as an infill project."

4. Table 3-1: Land Use Designations

On page 3-5, add the Very Low Density Residential land use designation, and the associated density and description, to Table 3-1: Land Use Designations, as follows:

Land Use	Density/Intensity	Description
Very Low Density Residential	0.2-2 units/gross acre	Detached single-family

5. Land Use and Housing, Table 3-3: Development Potential by Land Use Type

Replace Table 3-3, on page 3-11 of the Draft Specific Plan with the following table:

Land Use Type	Existing Conditions	Development Potential	Buildout
<b>Retail</b>	963,332	534,566	1,497,898
<b>Office</b>	38,203	3,097	41,300
<b>Industrial</b>	1,949,718	321,014	2,270,732
<b>Institutional</b>	79,576	20,000	99,576
<b>Residential</b>	5,250	3,602	8,852
<b>Single Family</b>	3,401	2,358	5,759
<b>Multi-Family</b>	1,849	1,244	3,093

6. Figure 4-1: Roadway Network

Add the proposed connection of Roberts Avenue, connecting straight (north/south) under or over Highway 12, and label street.

7. Figure 4-3: Pedestrian and Bicycle Network

Change the “Proposed Class 1 Bike Path” over Highway 101, at Earle Street, to “Existing Class 1 Bike Path”, as it is an existing structure.

Add the proposed connection of Roberts Avenue, connecting straight (north/south), under or over Highway 12.

8. Policy RET-3.1

Amend Policy RET-3.1, page 3-12, as follows:

“**RET-3.1** Preserve the rich cultural uniqueness and sense of place as new development occurs through encouragement of site and architectural design that is unique to the Roseland area.”

9. Policy RET-3.2

Amend Policy RET-3.2, page 3-12, as follows:

**“RET-3.2** Preserve the local character and maintain existing businesses in the plan area by promoting and encouraging locally run businesses, and working with existing businesses to ensure that they remain viable and thrive.”

10. Policy SR-2.4

Amend Policy SR-2.4, page 3-13, as follows:

**“SR-2.4** Respect the small scale of existing local businesses and avoid ‘strip mall’ type development that lacks character. All new development or redevelopment of retail businesses shall be designed to meet the requirements of the Retail Centers & Commercial Districts section of the Santa Rosa Design Guidelines.”

11. Add Policy to Goal ED-1

Add the following Policy to Goal ED-1, page 3-14, related to promotion of economic activity and supporting of local businesses:

**“ED-1.7** Encourage property owners to seek innovative solutions to resolve soil and ground water contamination in the Plan area, including seeking grants or partnering with other entities.”

12. Add Policy to Goal PBN-2

Add the following Policy to Goal PBN-2, page 4-15, related to designing safe and comfortable pedestrian and bicycle facilities:

**“PBN-2.7** Discourage additional vehicular crossings of the Joe Rodota Trail, between Stony Point Road and Olive Street. To the extent possible, all new development and redevelopment shall be designed to utilize existing crossings of the Joe Rodota Trail, at Dutton Avenue, Roseland Avenue or Stony Point Road, or the proposed crossings already identified in the Santa Rosa General Plan 2035 (at the future extension of West Avenue and the proposed street located between Stony Point Road and Hampton Way).”

**Exhibit 'B'**

**GENERAL PLAN AMENDMENT**

**INTRODUCTION**

**Page 1-10:**

Add the following document name to the bulleted list of city plans under section 1-6, RELATIONSHIP TO OTHER DOCUMENTS:

- “Roseland Area/Sebastopol Road Specific Plan”

**LAND USE AND LIVABILITY**

**Page 2-1:**

Add the following document name to the bulleted list of city plans:

- “Roseland Area/Sebastopol Road Specific Plan”

**Pages 2-31 – 2-33:**

Add the following Goals and Policies:

**“ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN**

***LUL-GG***      ***Support a vibrant commercial corridor along Sebastopol Road with a mix of uses and activities that celebrate the area’s uniqueness.***

LUL-GG-1      Promote a mix of land uses and increased development densities to ensure Sebastopol Road is Roseland’s commercial core and to encourage pedestrian, bicycle, and transit modes of travel for local trips.

LUL-GG-2      Maintain affordability for existing small businesses and avoid displacement of existing businesses.

LUL-GG-3      Respect the small scale of existing local businesses and avoid “strip mall” type development that lacks character.

***LUL-HH***      ***Minimize displacement of existing residents in the Roseland Area/Sebastopol Road Specific Plan area.***

LUL-HH-1 Continue to preserve existing affordable housing in order to prevent displacement in the Roseland Area/Sebastopol Road area, and identify funds to preserve units at risk of converting to market rate.

LUL-HH-2 Utilize economic development strategies, such as local hiring programs, job training, and promoting cultural identity, to strengthen the local community and prevent displacement of existing residents.



***LUL-II Promote convenient access to healthy foods, goods, and services for all residents in the Roseland Area/Sebastopol Road Specific Plan Area.***

LUL-II-1 Support location/operation of healthy food purveyors such as full-service grocery stores, ethnic food markets, farm stands, community gardens, edible schoolyards, and farmers' markets.



LUL-II-2 Support development of small-scale neighborhood nodes that provide a range of neighborhood-serving retail, public amenities, and services to residents within walking distance of their homes.

***LUL-JJ Improve connectivity and traffic flow in the Roseland Area/Sebastopol Road Specific Plan area.***

LUL-JJ-1 Improve east/west connections by creating new streets or extensions of existing streets, including the realignment of Hearn Avenue to Stony Point Road.

LUL-JJ-2 Enhance existing intersections along major arterials to improve traffic flow through use of coordinated or adaptive signal timing and/or dedicated turn pockets.

LUL-JJ-3 Support the planned construction of a new US Highway 101 overpass at Bellevue Avenue and a widened overpass at Hearn Avenue to improve east-west multimodal connectivity to and from the Roseland area.

***LUL-KK Maintain the rural quality of Burbank Avenue.***


LUL-KK-2 Balance the desire to maintain rural character with pedestrian and bicycle safety along Burbank Avenue.




***LUL-LL Establish a complete network of paths for pedestrians and bicyclists to conveniently navigate through the plan area and beyond.***



LUL-LL-1 Identify gaps and build sidewalks to complete the pedestrian network in neighborhoods.

 LUL-LL-2 Develop a system to prioritize bicycle and pedestrian improvements for future funding opportunities.

 LUL-LL-3 Develop and install wayfinding signage to the downtown Sonoma Marin Area Rail Transit (SMART) station, SMART multi-use path, Sebastopol Road commercial district, and other key destinations. Wayfinding should be designed to help create a sense of place and strengthen project area identity.

***LUL-MM Provide new social and cultural services and amenities to meet the needs of the Roseland Area/Sebastopol Road Specific Plan area and the larger community.***

LUL-MM-1 Encourage new uses, such as a teen center or senior community center, to locate along Hearn Avenue adjacent to Southwest Community Park to create a new and centrally located community focus of civic uses. Encourage residential and senior housing units above ground-floor uses to provide more opportunities for area residents to live near parks, services and transit.

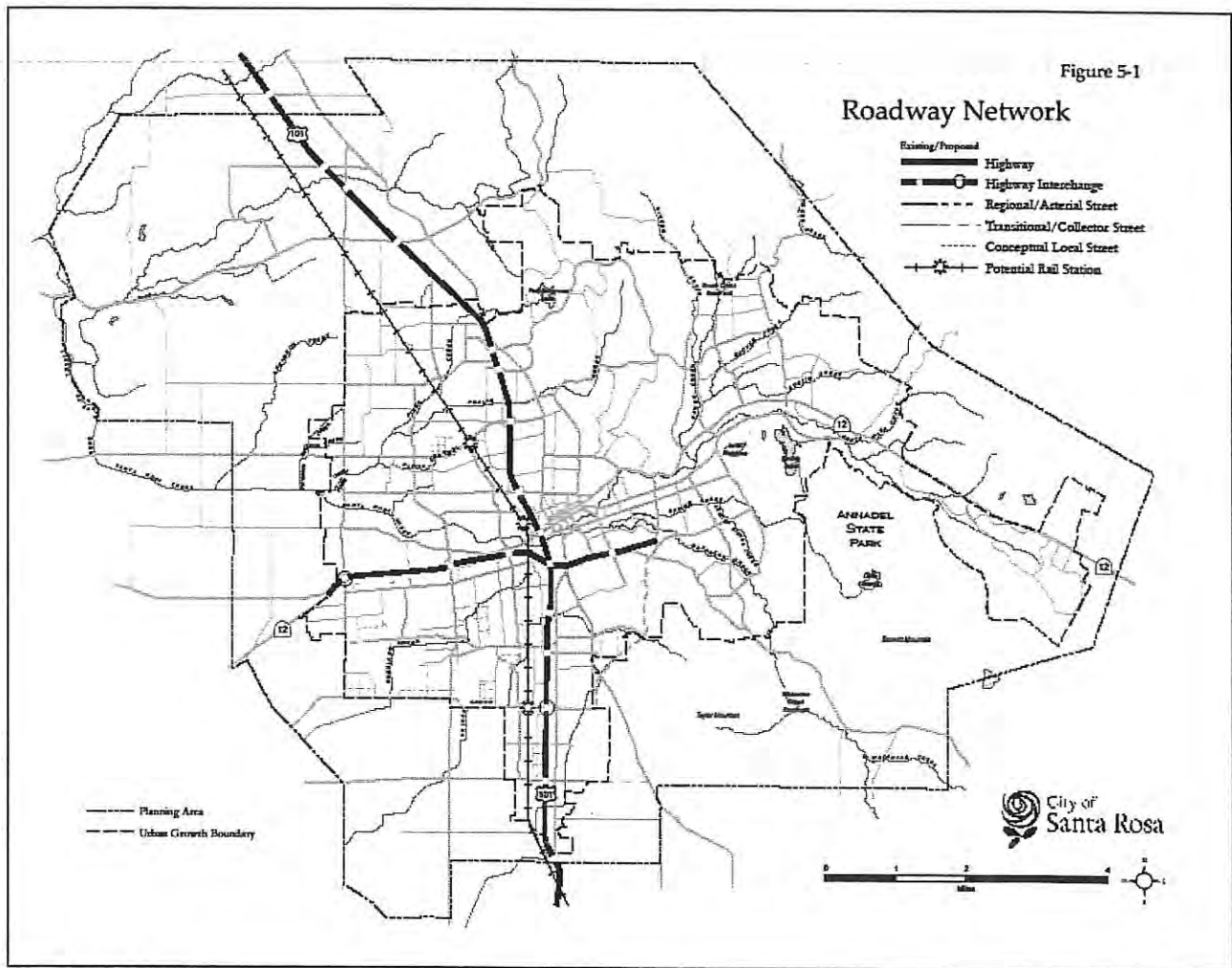
LUL-MM-2 Encourage the location of a pool in southwest Santa Rosa, which would serve plan area residents.

LUL-MM-3 Encourage the Sonoma County Library and the Sonoma County Community Development Commission to develop a new library facility at the Roseland Village Neighborhood Center on Sebastopol Road.”

## TRANSPORTATION

### **Page 5-5:**

Replace Figure 5-1 with the following new figure:



**Page 5-10:**

Amend the language of the first paragraph under section 5-6, BICYCLE FACILITIES, to read and provide as follows:

“Currently, there are approximately 180 miles of designated bikeways that provide intra-area and cross-town connections to recreational facilities, employment areas, schools, and other major activity centers. Bikeways, as illustrated in Figure 5-2, are classified by one of three categories:”

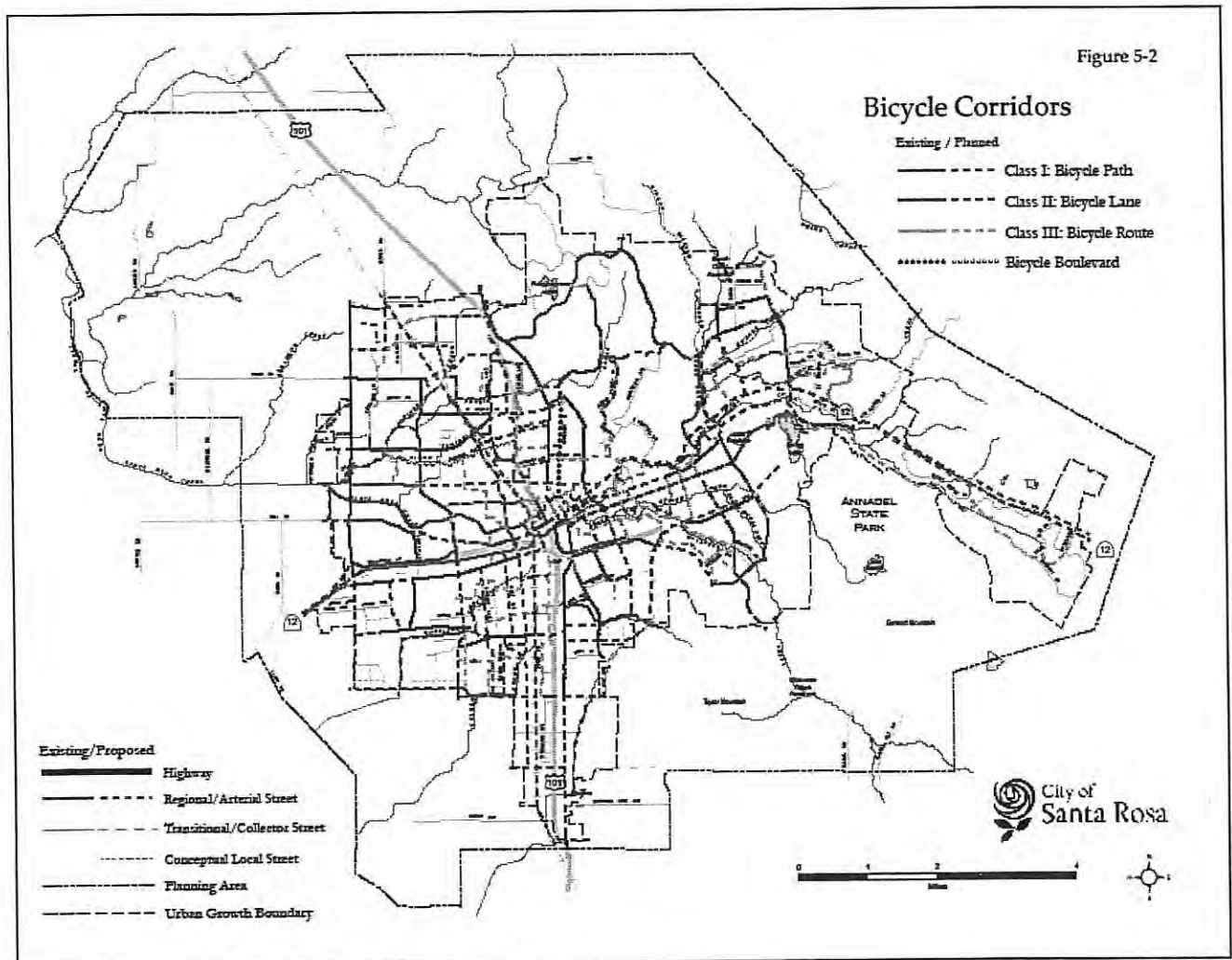
Amend the language of the first paragraph after the bulleted list under section 5-6, BICYCLE FACILITIES, as follows:

“Of the city’s total bikeways, 50 miles are designated as Class III, 88 miles are designated as Class II, 37 miles are designated as Class I, and 5.6 miles are designated as a bicycle boulevard.”

**Page 5-11:**



Replace Figure 5-2 with the following new figure:



### Transportation Appendix

Add the following to the list under Two Lane Regional/Arterial Streets:

- “Northpoint Parkway (Stony Point Road to Burbank Avenue)”

### LAND USE DIAGRAM

Amend the General Plan Land Use Diagram to include the boundaries of the Roseland Area/Sebastopol Road Specific Plan:

- Roseland Area/Sebastopol Road Specific Plan Boundaries are generally Highway 12 to the north, Bellevue Avenue to the south, Highway 101 to the east, and Stony Point Road to the west.

Amend the land use designations on the General Plan Land Use Diagram for the properties located within the boundaries of the Roseland Area/Sebastopol Road Specific Plan and within the West Hearn Avenue unincorporated area as identified below:

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
125-321-002	1683 BURBANK AVE	Low Density Residential and Medium Density Residential	Public Institutional
125-252-004	1027 MCMINN AVE	Medium Density Residential	Parks and Recreation
125-252-002	1360 BURBANK AVE	Medium Density Residential	Parks and Recreation
125-331-001	1400 BURBANK AVE	Medium Density Residential	Parks and Recreation
125-331-003	1400 BURBANK AVE	Medium Density Residential/Retail and Business Services and Medium Low Density Residential	Medium Low Density Residential
125-361-001	1684 BURBANK AVE	Medium Density Residential/Retail and Business Services	Medium Low Density Residential
134-011-007	2001 W HEARN AVE	Low Residential	Very Low Residential
134-011-008	2029 W HEARN AVE	Low Residential	Very Low Residential
134-022-002	2034 W HEARN AVE	Low Residential	Very Low Residential
134-011-009	2037 W HEARN AVE	Low Residential	Very Low Residential
134-012-013	2042 W HEARN AVE	Low Residential	Very Low Residential
134-012-008	2050 W HEARN AVE	Low Residential	Very Low Residential
134-011-006	2051 W HEARN AVE	Low Residential	Very Low Residential
134-011-005	2063 W HEARN AVE	Low Residential	Very Low Residential
134-012-012	2070 W HEARN AVE	Low Residential	Very Low Residential
134-011-004	2075 W HEARN AVE	Low Residential	Very Low Residential
134-011-003	2085 W HEARN AVE	Low Residential	Very Low Residential
134-012-011	2090 W HEARN AVE	Low Residential	Very Low Residential
134-011-010	2115 W HEARN AVE	Low Residential	Very Low Residential
134-012-006	2118 W HEARN AVE	Low Residential	Very Low Residential
134-012-005	2124 W HEARN AVE	Low Residential	Very Low Residential
134-011-011	2125 W HEARN AVE	Low Residential	Very Low Residential
134-012-004	2136 W HEARN AVE	Low Residential	Very Low Residential
134-012-003	2146 W HEARN AVE	Low Residential	Very Low Residential
134-011-012	2149 W HEARN AVE	Low Residential	Very Low Residential
134-011-012	2149 W HEARN AVE	Low Residential	Very Low Residential
134-012-002	2152 W HEARN AVE	Low Residential	Very Low Residential
134-012-019	2156 W HEARN AVE	Low Residential	Very Low Residential
134-012-018	2160 W HEARN AVE	Low Residential	Very Low Residential
134-280-006	2209 W HEARN AVE	Low Residential	Very Low Residential
134-280-020	2210 W HEARN AVE	Low Residential	Very Low Residential
134-280-005	2215 W HEARN AVE	Low Residential	Very Low Residential
134-280-019	2218 W HEARN AVE	Low Residential	Very Low Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
134-280-007	2223 W HEARN AVE	Low Residential	Very Low Residential
134-280-018	2226 W HEARN AVE	Low Residential	Very Low Residential
134-280-008	2235 W HEARN AVE	Low Residential	Very Low Residential
134-280-017	2236 W HEARN AVE	Low Residential	Very Low Residential
134-280-016	2250 W HEARN AVE	Low Residential	Very Low Residential
134-280-009	2251 W HEARN AVE	Low Residential	Very Low Residential
134-280-010	2273 W HEARN AVE	Low Residential	Very Low Residential
134-280-025	2275 W HEARN AVE	Low Residential	Very Low Residential
134-280-011	2277 W HEARN AVE	Low Residential	Very Low Residential
134-280-004	2279 W HEARN AVE	Low Residential	Very Low Residential
134-280-015	2280 W HEARN AVE	Low Residential	Very Low Residential
134-280-003	2281 W HEARN AVE	Low Residential	Very Low Residential
134-280-013	2283 W HEARN AVE	Low Residential	Very Low Residential
134-280-014	2285 W HEARN AVE	Low Residential	Very Low Residential
134-280-002	2287 W HEARN AVE	Low Residential	Very Low Residential
134-280-023	2289 W HEARN AVE	Low Residential	Very Low Residential
134-280-027	2291 W HEARN AVE	Low Residential	Very Low Residential
134-280-026	2293 W HEARN AVE	Low Residential	Very Low Residential
134-280-024	2295 W HEARN AVE	Low Residential	Very Low Residential
134-280-022	2297 W HEARN AVE	Low Residential	Very Low Residential
134-012-009	2048 W HEARN AVE	Low Residential	Very Low Residential
134-012-014	2046 W HEARN AVE	Low Residential	Very Low Residential
035-191-015	NONE	Medium Density Residential	Medium High Density Residential
035-191-016	NONE	Medium Density Residential	Medium High Density Residential
125-551-016	2542 OLD STONY POINT RD	Medium Density Residential	Medium High Density Residential
125-551-008	2558 OLD STONY POINT RD	Medium Density Residential	Medium High Density Residential
125-551-014	1883 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-551-017	1877 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-551-013	1869 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-551-018	1825 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-531-020	1749 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-531-019	1735 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-531-014	1729 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-531-015	1727 HEARN AVE	Medium Density Residential	Medium High Density Residential

APN	Address	Previous General Plan Land Use Designation	New General Plan Land Use Designation
125-531-018	1707 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-531-017	1711 HEARN AVE	Medium Density Residential	Medium High Density Residential
125-541-043	1701 HEARN AVE	Low Density Residential	Medium High Density Residential
043-072-015	1590 HEARN AVE	Medium Density Residential	Medium High Density Residential/Public Institutional
043-072-019	1550 HEARN AVE	Medium Low Density Residential	Medium High Density Residential/Public Institutional
043-072-007	2641 DUTTON MEADOW	Medium Low Density Residential	Medium High Density Residential/Public Institutional
043-071-030	1500 HEARN AVE	Medium Low Density Residential	Medium High Density Residential/Public Institutional
043-071-025	2626 DUTTON MEADOW	Medium Low Density Residential	Medium High Density Residential/Public Institutional
043-071-026	1466 HEARN AVE	Medium Low Density Residential	Medium High Density Residential/Public Institutional
043-071-027	1424 HEARN AVE	Medium Low Density Residential	Medium High Density Residential/Public Institutional
043-071-007	2684 HEARN AVE	Medium Density Residential/Retail and Business Services	Medium Low Density Residential
043-122-017	NONE	Medium Density Residential	Parks and Recreation
010-244-049	500 OLIVE ST	General Industry	Retail and Business Services
010-244-042	516 OLIVE ST	General Industry	Medium Density Residential
125-191-001	1942 ROSE AVE	Retail and Business Services	Low Density Residential
125-121-023	255 DUTTON AVE	Transit Village Medium	Retail and Business Services

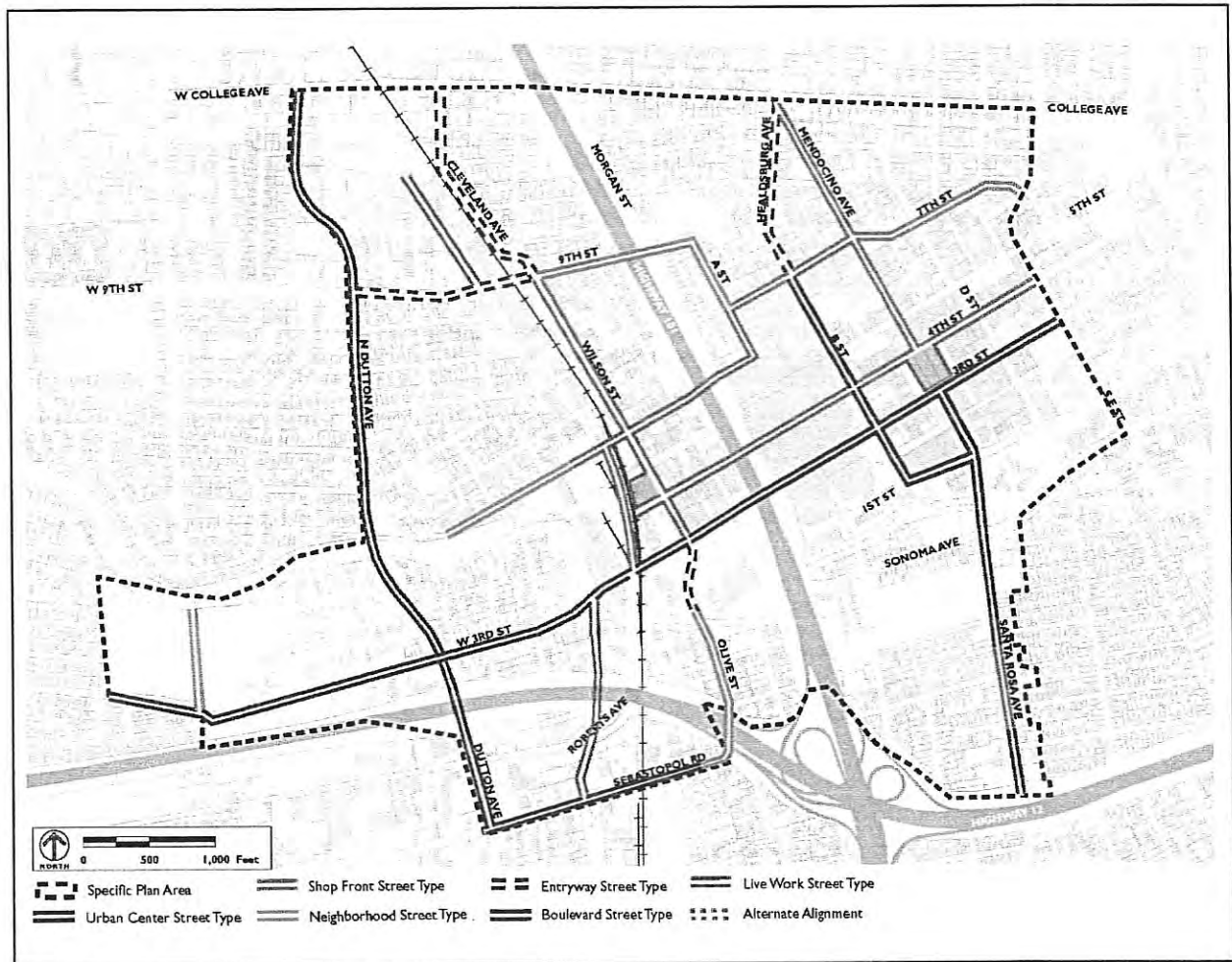
Exhibit 'C'

**DOWNTOWN STATION AREA SPECIFIC PLAN AMENDMENT**

CHAPTER 5: DEVELOPMENT GUIDELINES AND STREETSCAPE STANDARDS

Page 5-5:

Replace Figure 5-2 with the following new figure:



Page 5-17:

Replace Figure 5-20 with the following new figure:

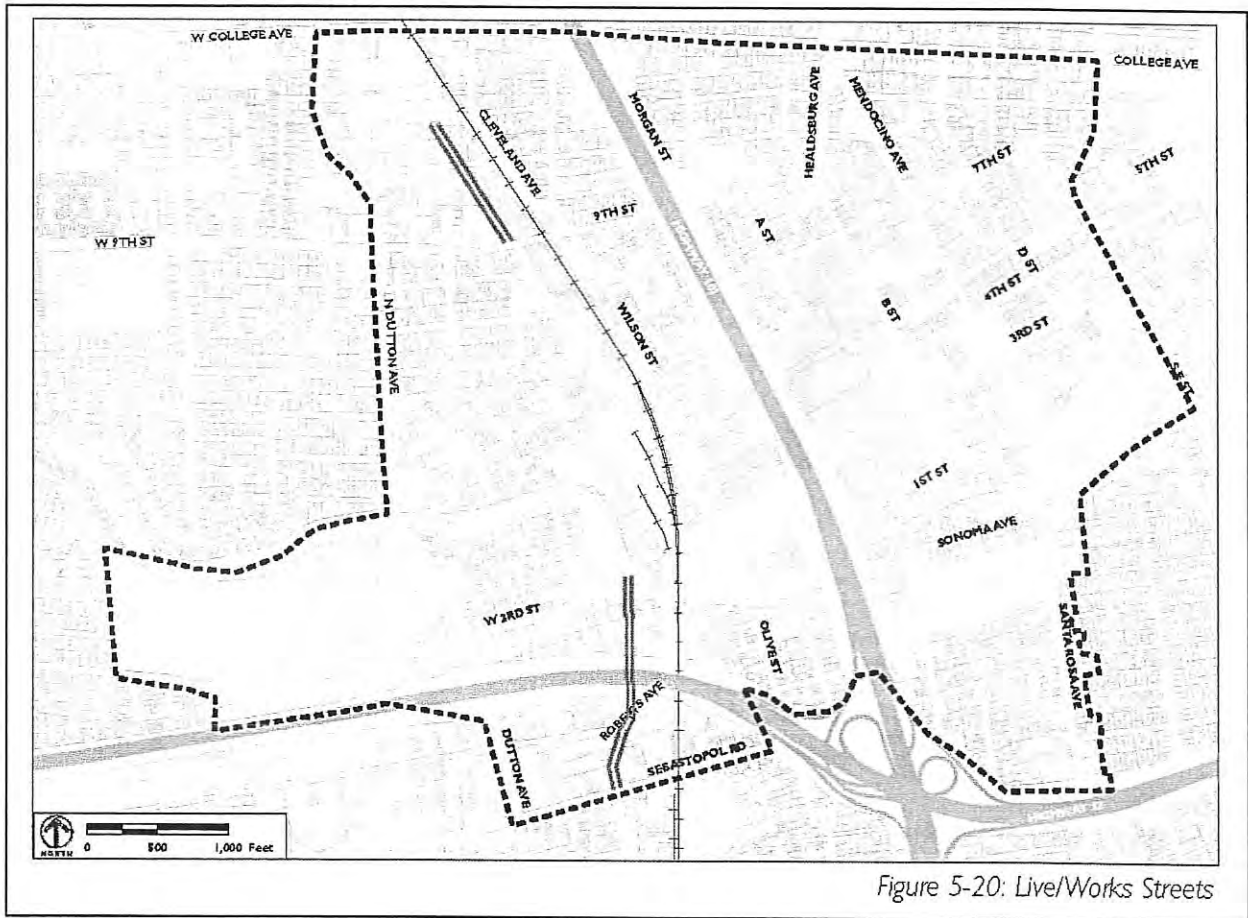


Figure 5-20: Live/Works Streets

Page 5-18:

Amend the following language to read and provide as follows:

- *“Streetscape Standards Special Considerations*
  - ◆ The point at which Roberts Avenue crosses under the Highway 12 overpass should include special signage or artwork and enhanced lighting to create a gateway element.

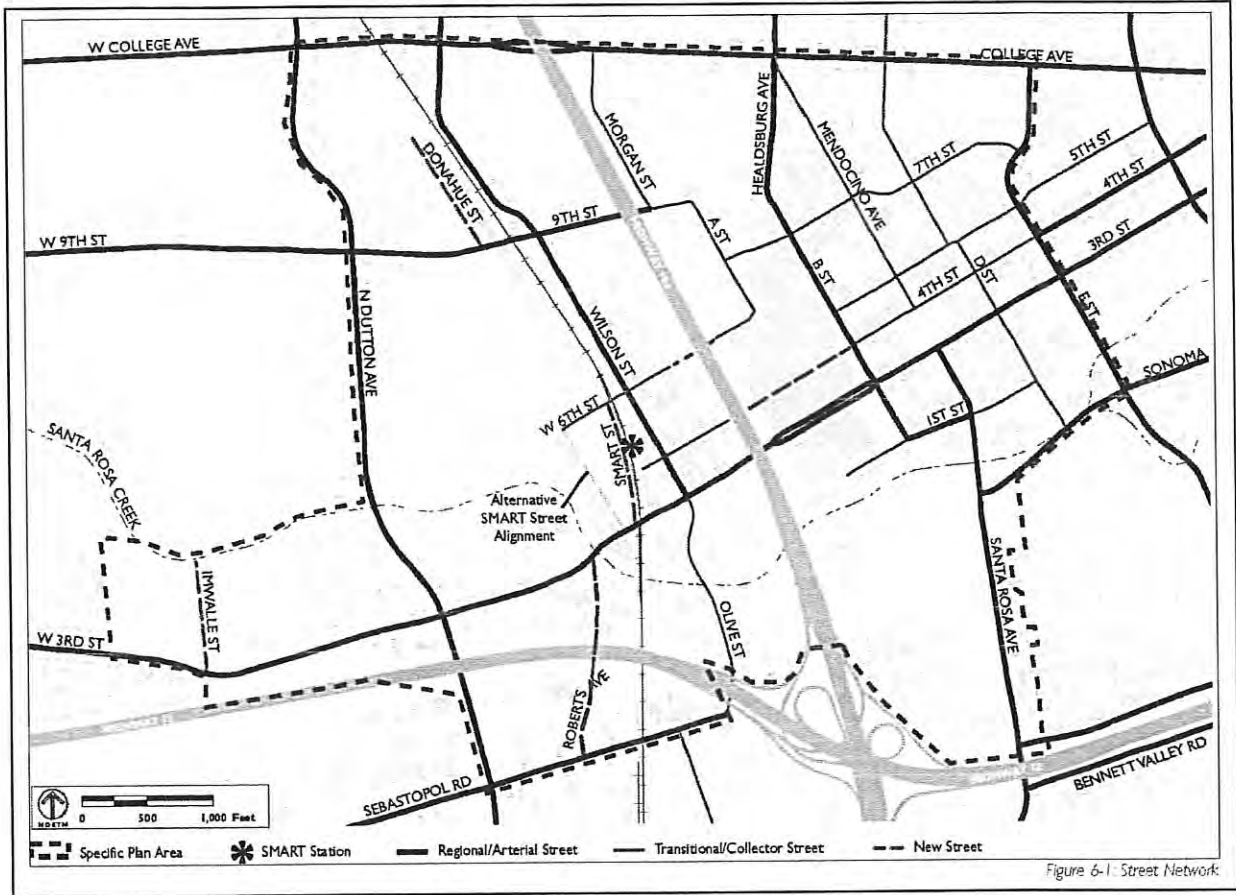
Delete the following language from the text:

- ◆ ~~Continuous buffering of the Class I Joe Rodota Trail shall be provided along the Roberts Avenue extension to assure safety and comfort for cyclists and pedestrians.<sup>22</sup>~~

CHAPTER 6: TRANSPORTATION

Page 6-2:

Replace Figure 6-1 with the following new figure:



Page 6-6:

Amend the following language to read and provide as follows:

- “♦ Roberts Avenue. Reconnecting the severed Roberts Avenue from Sebastopol Road to Third Street can be accomplished using the existing Highway 12 overpass next to the Joe Rodota trail by creating a straight, north/south alignment. The potential for development in this area is high and providing a direct connection under Highway 12 would ensure that new housing along Sebastopol Road is well connected to Railroad Square.”

APPENDIX B

**Table B-1: Street Specifications Table – Page B-3**

Amend the following text from the Railroad Corridor Sub-Area table to read and provide as follows:

~~“\* A Class I pedestrian and bicycle path shall be provided along the east side of the Roberts Avenue extension that runs adjacent to the Joe Rodota Trail. Please refer to the Streetscape Standards Special Considerations for the Live-Work Type on Page 5-18 for additional information.”~~





RESOLUTION NO. 11785

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
 RECOMMENDING TO CITY COUNCIL APPROVAL OF ZONING CODE TEXT  
 AMENDMENTS CONSISTENT WITH THE ROSELAND AREA/SEBASTOPOL ROAD  
 SPECIFIC PLAN - FILE NUMBER ST14-001

WHEREAS, after public hearing on June 9, 2016, and further deliberations on June 23, 2016 and September 8, 2016, the Planning Commission of the City of Santa Rosa finds that amending the Santa Rosa Zoning Code, as follows, is required for implementation of the Roseland Area/Sebastopol Road Specific Plan and for public convenience, necessity and general welfare:

I. Amend Section 20-23.030, Table 2-6, to read and provide as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Zoning Districts	PERMIT REQUIRED BY DISTRICT							
	CO	CN (7)	CG	CV	CD (3)	CSC (2)	TV-M	Specific Use Regulations
	P Permitted Use, Zoning Clearance required MUP Minor Conditional Use Permit required CUP Conditional Use Permit required S See Specific Use Regulations for permit requirement — Use not allowed							
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING, WHOLESALING</b>								
Artisan/craft product manufacturing	—	MUP	P	—	—	P	—	
Brewery—Brew pub	—	MUP	MUP	—	MUP	MUP	MUP	
Laboratory—Medical, analytical	MUP	—	—	—	—	—	—	
Printing and publishing	—	—	—	—	MUP	—	—	
Recycling—Reverse vending machines	—	P	P	—	—	P	—	
Recycling—Small collection facilities	—	—	MUP	—	—	MUP	—	20-42.120
Storage—Accessory	P	P	P	P	P	P	P	20-42.120
Storage—Personal storage facility (mini-storage)	—	—	MUP	—	—	—	—	
Winery—Boutique	—	—	MUP	—	—	—	—	20-42.180
Winery—Production	—	—	MUP	—	MUP	MUP	MUP	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>								
Adult entertainment business	S	S	S	S	S	S	S	20-40
Commercial recreation facility—Indoor	—	—	MUP	—	MUP	MUP	MUP	
Community garden (6)	P	P	P	P	P	P	P	
Conference/convention facility	—	—	CUP	—	CUP	—	CUP	
Health/fitness facility—Commercial	—	MUP	P	—	P	P	MUP	
Health/fitness facility—Quasi-public	—	MUP	P	—	P	P	MUP	
Library, museum	P	P	P	MUP	P	P	P	
Meeting facility, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Park, playground	P	P	P	MUP	P	P	P	
School, public or private	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Sports and entertainment assembly facility	—	—	CUP	—	CUP	—	—	
Studio—Art, dance, martial arts, music, etc.	MUP	P	P	—	P	P	MUP	
Theater, auditorium	—	—	CUP	—	CUP	CUP	MUP	
<b>RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)</b>								
Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	20-42.040

Community care facility—6 or fewer clients	P	P	P	—	P	P	P	20-42.060
Community care facility—7 or more clients	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.060
Emergency shelter—50 or fewer beds	CUP	CUP	P	CUP	CUP	CUP	CUP	20-42.190
Emergency shelter—51 or more beds	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-42.190
Home occupation	S	S	S	—	S	S	S	20-42.070
Live/work	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.080
Multi-family dwelling	CUP	P	MUP	—	MUP	P	P(5)	
Residential accessory uses and structures	P	P	P	—	P	P	P	20-42.030
Residential component of a mixed use project	MUP	P	MUP	—	MUP	P	P(5)	20-42.090
Single-family dwelling—Attached only	CUP	P	CUP	—	MUP	P	P(5)	
Single room occupancy facility			CUP		CUP	CUP	—	20-42.164
Transitional housing	CUP	CUP	CUP	CUP	CUP	—	CUP	
Work/live	MUP	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060

**RETAIL TRADE**

Accessory retail uses	P	P	P	P	P	P	P	20-42.024
Alcoholic beverage sales	—	CUP	CUP	—	CUP	CUP	CUP	20-42.034
Artisan shop	—	P	P	—	P	P	P	
Auto and vehicle sales and rental	—	—	MUP	P	—	—	—	
Auto parts sales (no installation services)	—	—	P	P	—	P	—	
Bar/tavern	—	CUP	CUP	—	CUP	CUP	CUP	20-42.034
Building and landscape materials sales—Indoor	—	—	P	—	—	P	—	
Building and landscape materials sales—Outdoor	—	—	MUP	—	—	MUP	—	20-42.100
Construction and heavy equipment sales and rental	—	—	—	MUP	—	—	—	
Drive-through retail sales	—	CUP	CUP	—	—	CUP	—	20-42.064
Farm supply and feed store	—	—	MUP	—	—	MUP	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CUP	—	—	—	
Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	MUP	
Gas station	CUP	CUP	CUP	CUP	CUP	CUP	—	20-42.150
General retail—Up to 20,000 sf of floor area	—	P	P	—	P	P	P	
General retail—More than 20,000 sf, up to 50,000 sf	—	MUP	P	—	P	P	MUP	
General retail—More than 50,000 sf of floor area	—	—	CUP	—	—	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	
Grocery store, large—20,000 sf and greater	—	CUP	CUP	—	P	P	CUP	20-42.200
Mobile food vending	—	—	MUP (9)	—	—	—	—	20-42.210
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	
Neighborhood center	MUP	P	P	CUP	P	P	MUP	
Night club	—	—	MUP	—	MUP	MUP	MUP	
Office—Supporting retail	MUP	P	P	—	P	P	P	
Outdoor display and sales	—	MUP	MUP	—	CUP	CUP	CUP	20-42.110
Pharmacy	MUP	P	P	—	P	P	MUP	
Restaurant, café, coffee shop—Counter ordering	MUP	P	P	—	P	P	P	
Restaurant, café, coffee shop—Outdoor dining	P(8)	P(8)	P(8)	—	P(8)	P(8)	P(8)	20-42.110, 20-42.160
Restaurant, café, coffee shop—Serving alcohol (no bar)	P	P	P	—	P	P	P	
Restaurant, café, coffee shop—Table service	MUP	P	P	—	P	P	P	
Second hand store	—	MUP	MUP	—	MUP	MUP	MUP	
Shopping center	—	—	P	—	P	P	—	
Tasting room	—	MUP	P	—	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	—	
Warehouse retail	—	—	CUP	—	—	CUP	—	

**SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL**

ATM	P	P	P	P	P	P	P	20-42.044
Bank, financial services	MUP	P	P	—	P	P	P(5)	
Business support service	MUP	MUP	P	—	P	P	P	
Medical service—Clinic, urgent care	P	MUP	P	—	P	P	MUP	

Medical service—Doctor office	P	P	P	—	P	P	P(5)	
Medical service—Health care facility	MUP	—	MUP	—	—	—	—	20-42.060
Medical service—Hospital	CUP	CUP	CUP	CUP	CUP	CUP	CUP	

**SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL**

Medical service—Integrated medical health center	P	MUP	P	—	P	P	MUP	
Medical service—Lab	P	—	P	—	—	MUP	—	
Medical service—Veterinary clinic, animal hospital	MUP	—	MUP	—	—	MUP	—	
Office—Accessory	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P(5)	
Office—Government	P	MUP	MUP	MUP	P	MUP	MUP	
Office—Processing	MUP	—	MUP	—	MUP	—	MUP	
Office—Professional	P	MUP	P	—	P	—	P(5)	

**SERVICES—GENERAL**

Accessory services	P	P	P	P	P	P	P	20-42.030
Adult day care	—	P	MUP	—	MUP	P	MUP	
Catering service	—	—	P	—	—	—	—	
Child day care—Large family day care home	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.050
Child day care—Small family day care home	P	P	P	—	P	P	P	20-42.050
Child day care center	MUP	MUP	MUP	—	MUP	MUP	MUP	20-42.050
Drive-through service	—	CUP	CUP	—	—	CUP	—	20-42.064
Equipment rental	—	—	P(4)	—	—	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	MUP	MUP	—	P	MUP	MUP	
Lodging—Bed & breakfast inn (B&B)	—	—	MUP	—	P	—	MUP	
Lodging—Hotel or motel	—	—	MUP	—	P(4)	—	P	
Mortuary, funeral home	—	—	CUP	—	—	—	—	
Personal services	P	P(2)	P	—	P	P	P	
Personal services—Restricted	—	—	MUP	—	MUP	MUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	—	—	—	
Social service organization	MUP	—	MUP	—	MUP	—	—	
Vehicle services—Major repair/body work	—	—	—	P(4)	—	—	—	
Vehicle services—Minor maintenance/repair	—	—	MUP	P(4)	—	MUP	—	

**TRANSPORTATION, COMMUNICATION & INFRASTRUCTURE**

Broadcasting studio	P	—	P	—	P	P	P	
Parking facility, public or commercial	MUP	—	MUP	—	P(4)	—	MUP	
Telecommunications facilities	S	S	S	S	S	S	S	20-44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	

**Key to Zoning District Symbols**

<b>CO</b>	Office Commercial	<b>CV</b>	Motor Vehicle Sales	<b>TV-M</b>	Transit Village—Mixed
<b>CN</b>	Neighborhood Commercial	<b>CD</b>	Downtown Commercial		
<b>CG</b>	General Commercial	<b>CSC</b>	Community Shopping Center		

**Notes:**

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections 20-23.040 and 20-23.080.
- (3) Each new development on a site shown in Figure 2-1, 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-

generating uses at the ground floor along all public streets.

- (4) Minor Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Minor Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section 20-23.050.
- (8) Administrative Design Review is required when a project is not part of a building permit application.
- (9) Mobile food vending is permitted on private property, with the approval of a Minor Use Permit, only on sites located within the CG zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street, as described in Section 20-42.210.

II. Add the following to Section 20-28.050 to read and provide as follows:

“10. Burbank Avenue (from the northerly boundary of Roseland Creek Community Park to Hearn Avenue). Scenic characteristics consist of larger front setbacks than typically found in low density, single-family residential areas, and a narrow roadway width that provides a “country road” feel, as well as roadside trees that create an occasional wooded “tunnel” effect. The area has a semi-rural residential character, with more urbanized subdivisions to the north and south.

a. Minimum setback from Burbank Avenue:

- 1) 20 feet measured from edge of pavement to one-story structure or element with a maximum height not exceeding 25 feet;
- 2) 25 feet measured from edge of pavement to a two-story or greater structure or element, or one-story structure or element with height over 25 feet;
- 3) Fences and walls, hedges, swimming pools, uncovered parking, uncovered decks, gazebos, and other decorative type accessory structures need only comply with the setbacks and other standards of the primary zoning district.

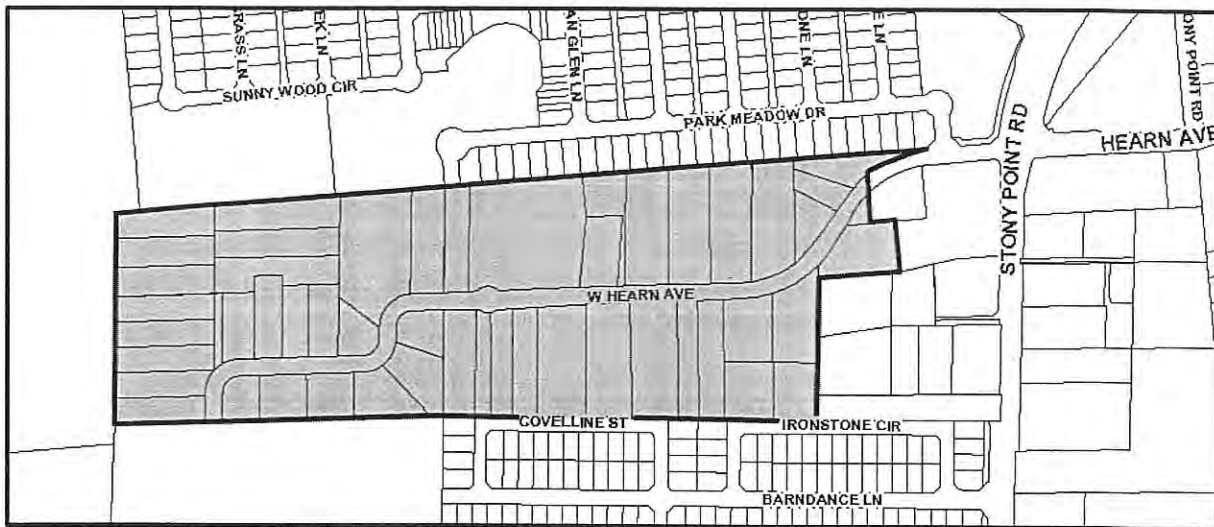
b. Where an existing dwelling does not comply with the above setbacks, single story additions and single story accessory structures are allowed within the above setbacks provided that an addition or accessory structure does not extend closer to Burbank Avenue than the existing dwelling, and complies with the setbacks of the primary zoning district.

c. Roadway improvements. Roadway improvements along Burbank Avenue shall be designed consistent with the street sections included in the Roseland Area/Sebastopol Road Specific Plan.”

III. Add the following section to Chapter 20-28 to read and provide as follows:

**“20-28.090 Rural Heritage (-RH) combining district.**

- A. Purpose. The -RH combining district is intended to recognize, preserve, and enhance Santa Rosa’s rural communities.
- B. Applicability. The -RH combining district shall apply to properties within rural residential areas near the perimeter of the Santa Rosa city limits. The -RH combining district may be combined with any primary zoning district established by Section 20-20.020 (Zoning Map and Zoning Districts).
- C. Locations of combining district. The standards of this section shall apply to properties located within the West Hearn Avenue neighborhood, as follows:
  - 1. West Hearn Avenue neighborhood.



**Figure 2-17 – West Hearn Avenue Neighborhood (shaded area with properties that primarily front, or receive access from, West Hearn Avenue)**

- D. Allowed land uses and permit requirements. Any land use normally allowed in the primary zoning district by this Division may be allowed within the -RH combining district, subject to the land use permit requirements of the primary district. The following special land uses and permit requirements shall apply to properties within the -RH combining district. In the event of any conflict between the following land uses and permit requirements and those of the primary zoning district or the standards for specific land uses (Chapter 20-42), those applicable to the -RH combining district shall apply.

1. The following land uses are permitted, zoning clearance required:
  - a. Animal keeping. Raising, feeding, maintaining and breeding of not more than one of the following per 20,000 square-feet of lot area:
    - 1) Five hogs or pigs;
    - 2) One horse, mule, cow or steer;
    - 3) Five goats, sheep, or similar animals;
    - 4) Fifty chickens or similar fowl;
    - 5) Fifty ducks or geese or one hundred rabbits or similar animals;
    - 6) 4-H and Future Farmers of America (FFA) animal husbandry projects are permitted without limitation of parcel size, provided that the parcel contains at least 20,000 square-feet and provided further a letter of project authorization is first submitted by the project advisor. The Planning and Economic Development Director may require the applicant to obtain a Minor Use Permit when the director determines that the project might be detrimental to surrounding uses.
  - b. The indoor growing and harvesting of shrubs, plants, flowers, trees, vines, fruits, vegetables, hay, grain and similar food and fiber crops, provided that the greenhouse or similar structure for indoor growing is less than 800 square-feet.
  - c. Pet fancier facilities. Pet fancier facility means any lot or premises on which five or more but not exceeding ten dogs and/or five or more but not exceeding ten cats over four months of age are owned and kept by the owner or occupant for personal, noncommercial purposes, including, but not limited to, hunting, tracking, exhibiting at shows, exhibitions, field trials or other competitions, or enhancing or perpetuating a given breed, other than dogs or cats used in conjunction with an agricultural operation on the lot or premises. No pet fancier facility shall be located on any lot or premises less than one acre in size. No pet fancier facility shall sell, display, offer for sale, barter or give away more than four litters of puppies and/or four litters of kittens in any calendar year.

2. The following land uses are allowed with the approval of a Minor Conditional Use Permit (MUP):

- a. Art studios and arts and crafts centers not involving retail or wholesale sales.
- b. Live/work uses in conjunction with an otherwise allowed residential use.

E. Fences, walls and screening. Fences within the -RH combining district shall comply with the height limits set forth in Section 20-30.060 (Fences, Walls and Screening), with the following exception:

- 1. For purposed of the -RH combining district, the term “fence” shall include fences, walls or structures in the nature of a fence. The term “fence” shall not include hedges.

F. Street standard. The City of Santa Rosa Interim Street Standard (File No. STD.-200K) shall apply, until such time as a Rural Street Standard can be developed and adopted. Any street improvement design shall take into consideration the rural character of the neighborhood and any heritage trees (as defined by City Code Chapter 17-24).

G. Street lights. No additional streetlights shall be installed unless requested by the neighborhood, or as deemed necessary by the City for safety purposes.

H. Extension of West Hearn Avenue. Upon development of the property located at 1011 Yuba Drive (Assessor’s Parcel Number 134-022-007), consideration shall be given to limiting through traffic onto West Hearn Avenue.”

IV. Add the following section to Chapter 20-42 to read and provide as follows:

**“20-42.210 Mobile food vending.**

A. Purpose. The provisions of this section are intended to provide conditions and requirements under which mobile food vending may be permitted to operate by Minor Conditional Use Permit on private properties within certain areas of the City.

B. Permit requirements.

- 1. Minor Conditional Use Permit. Where allowed by Section 20-23.030, Table 2-6 (Allowed Land Uses and Permit Requirements for Commercial



Zoning Districts), mobile vending shall require the approval of a Minor Conditional Use Permit. The approval shall be specific to a location and shall not be transferable to other locations or operators. Operation of a mobile food facility shall not be permitted on public property under this section (see City Code Section 6-48.050, Street Vendor Regulations).

2. Business license. Every mobile food vendor shall obtain a City business license prior to operation.
3. Sonoma County Environmental Health. A valid permit from the Sonoma County Environmental Health Department is required.
4. Building Division and Fire Department. All necessary permits and approvals from the Building Division and the Fire Department shall be obtained prior to operation of a mobile food vending facility.
5. Permit and license display. At all times while vending, a valid business license and Minor Conditional Use Permit shall be displayed at the mobile food vending site.

C. Location criteria and hours of operation. The following location and hours of operation requirements shall apply to all mobile food vendors:

1. Location. Mobile food vending facilities may be proposed only on private property located within the General Commercial (CG) zoning district that have street frontage on Sebastopol Road, between Stony Point Road and Olive Street.
2. Concentration. No mobile food vendor shall locate within 200 feet of another approved mobile food vending location.
3. Hours. Hours of operation for mobile food vending businesses shall be between 6:00 a.m. and 11:00 p.m., as defined in Section 20-70.020 (Definitions – “Hours of Operation”), or as determined by the Minor Conditional Use Permit.

D. Standards and design criteria. The following standards and design criteria shall apply to all mobile food vendors:

1. Mobile food vending shall be conducted entirely upon private property and not within any public right-of-way;
2. The proposed location is on an improved property that is entirely paved and does not interfere with the operation of any approved uses on the site;

3. Mobile vendors shall maintain their immediate sales location in a clean and hazard free condition;
  4. Mobile vendors shall maintain garbage container(s) immediately adjacent to the vending location for use by customers;
  5. Applications for mobile food vending shall include the location and description of any proposed outdoor dining area, including tables, chairs and shade structures;
  6. No mobile vendor shall use, play or employ any sound outcry, amplifier, loudspeaker, radio or any other instrument or device for the production of sound in connection with the promotion of a vending operation;
  7. Outdoor music is permitted consistent with the normally acceptable decibel levels outlined in the Noise and Safety Element of the Santa Rosa General Plan, and as determined by the Minor Conditional Use Permit;
  8. An agreement for the use of properly operating restroom facilities within 200 feet of the mobile food vendor location shall be maintained at all times;
  9. All signage shall be located on the vending equipment and is subject to the requirements of Chapter 20-38 (Signs);
  10. No mobile food vendor shall sell alcoholic beverages;
  11. Mobile vendors cooking food shall maintain a fire extinguisher at the vending location at all times;
  12. Mobile vendors operating within a parking lot shall not inhibit traffic circulation and shall maintain the minimum required on-site parking spaces for the principal use on the property; and
  13. After the permitted hours of operation, all mobile vending equipment, including the mobile unit itself and any associated dining furniture, shall be stored off-site or within an approved, enclosed structure on-site.
- E. Existing mobile food vendors. Mobile food vendors located on Sebastopol Road, between Stony Point Road and Olive Street, which obtained a Use Permit from the County of Sonoma's Permit and Resource Management Department prior to annexation may continue as permitted. Hours of operation for mobile food vendors approved by the County of Sonoma shall be between 5 a.m. and 1 a.m. Sunday through Thursday, and between 5 a.m. and 3 a.m. on Fridays and Saturdays."

V. Amend Section 20-61.020, Nonconforming Uses, to read and provide as follows:

“D. Loss of nonconforming status.

1. If a nonconforming use of land, or a nonconforming use of a conforming structure, is discontinued for a continuous period of at least six months, the rights to legal nonconforming status shall terminate. The time limit for maintaining a legal nonconforming status for properties located along the north side of Sebastopol Road to Highway 12, between Stony Point Road and Dutton Avenue, as illustrated in Figure 6-1, shall be 24 months, for existing non-conforming uses and structures, to maintain a vibrant and thriving industrial area until such time as the area is ready to convert to residential and mixed residential and retail uses.
2. The nonconforming use shall not be resumed once the use has been terminated for at least six months, or 24 months for properties located along the north side of Sebastopol Road, between Stony Point Road and Dutton Avenue.
3. The Director shall base a determination of discontinuance on evidence including the removal of equipment, furniture, machinery, structures, or other components of the nonconforming use, disconnected or discontinued utilities, or no business receipts/records to document continued operation.
4. Without further action by the City, any further use of the site shall comply with all of the regulations of the applicable zoning district and all other applicable provisions of this Zoning Code.



Figure 6-1 – Sebastopol Road north to Highway 12, between Stony Point Road and Dutton Avenue”

VI. Add the following definitions to Section 20-70.020 to read and provide as follows:

**“Mobile food vendor.** Mobile food vendor shall mean any person who owns, controls, manages or is otherwise engaged in the business of selling prepared, pre-packaged or unprepared, unpackaged food or foodstuffs of any kind, from a mobile vending facility on private property.”

**“Mobile food vending facility.** A mobile food vending facility shall mean any vehicle, trailer, pushcart, motorized food wagon, stand, tent or structure not affixed to a permanent foundation, with or without wheels, which may be moved from one place to another under its own power or by other means.”

WHEREAS, the Planning Commission has read, reviewed and considered the Final Environmental Impact Report prepared for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation and the associated amendments, including amendments to the Santa Rosa Zoning Code set forth above, and determined that the Zoning Code amendments are adequately described and analyzed in the Environmental Impact Report; and

WHEREAS, the Planning Commission, pursuant to City Code Sections 20-64.020(A)(2) (Zoning Code) and 20-64.050 (Findings), hereby finds and determines:

- A. The proposed Zoning Code text amendments are consistent with the goals and policies of all elements of the General Plan, and the Roseland Area/Sebastopol Road Specific Plan in that it provides the Zoning regulations necessary to implement the Roseland Area/Sebastopol Road Specific Plan;
- B. The proposed amendments 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 amendments are internally consistent with other applicable provisions of this Zoning Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the Zoning Code amendments as contained herein.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of September 2016, by the following vote:

AYES: (4) Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSTAIN/

RECUSED: (1) Chair Cisco

ABSENT: (2) Commissioners Crocker, Dippel

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



VICE CHAIR

ATTEST: \_\_\_\_\_



EXECUTIVE SECRETARY

RESOLUTION NO. 11786

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A BICYCLE AND  
PEDESTRIAN MASTER PLAN AMENDMENT CONSISTENT WITH THE ROSELAND  
AREA/SEBASTOPOL ROAD SPECIFIC PLAN – FILE NUMBER ST14-001

WHEREAS, the Planning Commission held a duly noticed public hearing on the Draft Roseland Area/Sebastopol Road Specific Plan, Draft Environmental Impact Report and associated amendments, including an amendment to the Bicycle and Pedestrian Master Plan, on June 9, 2016 at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has held two additional meetings, on June 23, 2016 and September 8, 2016, to deliberate on the staff reports, oral and written, testimony, written comments and all aspects of the Draft Roseland Area/Sebastopol Road Specific Plan, Draft Environmental Impact Report and associated amendments, including an amendment to the Bicycle and Pedestrian Master Plan; and

WHEREAS, the Bicycle and Pedestrian Master Plan Amendment will implement the proposed bicycle and pedestrian circulation throughout the boundaries of the Roseland Area/Sebastopol Road Specific Plan that are appropriate and necessary for creating a transit supportive environment in and around the Southside Bus Transfer Center; and

WHEREAS, adoption of the Bicycle and Pedestrian Master Plan Amendment will further General Plan transportation goals and objectives that support improved multi-modal connectivity and circulation and enhancement of the physical environment; and

WHEREAS, the Planning Commission has read, reviewed and considered the Final Environmental Impact Report prepared for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation and the associated amendments, including amendments to the Bicycle and Pedestrian Master Plan, and determined that the Bicycle and Pedestrian Master Plan amendments are adequately described and analyzed in the Environmental Impact Report.

WHEREAS, changes to the Bicycle and Pedestrian Master Plan text and figures are proposed in order to ensure consistency between the Master Plan and Draft Roseland Area/Sebastopol Road Specific Plan, and such changes are set forth in Exhibit “A” attached to this resolution and made part hereof, are justified to achieve the objectives and policies of the Master Plan and the Santa Rosa General Plan in that:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and the Roseland Area/Sebastopol Road Specific Plan;
- B. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the Bicycle and Pedestrian Master Plan, the Roseland Area/Sebastopol Road Specific Plan and the Santa Rosa General Plan;

- C. The proposed amendment would not be detrimental to the public health, safety, convenience, or welfare of the City;
- D. The affected sites are physically suitable (including the absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments; and
- E. The proposed amendment has been reviewed in accordance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT FURTHER RESOLVED that, based on the foregoing, the Planning Commission recommends that the City Council adopt the Bicycle and Pedestrian Master Plan Amendment in the form set forth in Exhibit "A" to this resolution.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of September 2016, by the following vote:

AYES: (4) Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSTAIN/

RECUSED: (1) Chair Cisco

ABSENT: (2) Commissioners Crocker, Dippel

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



VICE CHAIR

ATTEST: \_\_\_\_\_



EXECUTIVE SECRETARY

ATTACHMENT:

Exhibit A – Bicycle and Pedestrian Master Plan Amendment

## Exhibit 'A'

### **BICYCLE AND PEDESTRIAN MASTER PLAN AMENDMENT**

#### CHAPTER 1 – INTRODUCTION AND SETTING

##### **Page 1-9:**

Add the following language after the description of the North Santa Rosa Station Area Specific Plan on page 1-9:

- **“Roseland Area/Sebastopol Road Specific Plan**

The Roseland Area/Sebastopol Road Specific Plan (Specific Plan) was adopted in 2016. The Specific Plan focuses on the area bounded by Highway 12 to the north, Bellevue Avenue to the south, Highway 101 to the east and Stony Point Road to the west, surrounding the Southside Bus Transfer Center. The primary goal of the Specific Plan is to create a transit-supportive environment through increasing residential density, promoting economic development, improving pedestrian, bicycle, auto and transit connections within the project area and between the Transfer Center, the Sonoma Marin Area Rail Transit (SMART) station in downtown Santa Rosa, and adjacent destinations, while maintaining and enhancing the existing cultural diversity that makes this area special and unique. The Specific Plan incorporates the bicycle and pedestrian improvements recommended in the BPMP, but also includes additional Class I bicycle and pedestrian trails, as well as some additional Class II and Class III bike routes. The trails and bike routes will help to provide better circulation for bicyclists and pedestrians to and from the SMART multi-use path, the Southside Bus Transfer Center, and throughout the Plan area in general.”

#### CHAPTER 2 – EXISTING CONDITIONS

##### **Map Amendments:**

Amend Figure 2-2, “City of Santa Rosa, Proposed and Existing Bicycle Facilities”, and Figure 2-3D, “City of Santa Rosa – Southwest Quadrant, Proposed and Existing Bicycle Facilities” as follows:

- Add proposed Class III on the Roseland Avenue, from Sebastopol Road to the Joe Rodota Trail;
- Add proposed Class II on the West Avenue extension, from Sebastopol Road to the Joe Rodota Trail;
- Replace the proposed Class III on Barham Avenue, from Dutton Avenue to Olive Street with a proposed Class II;



- Add proposed Class III on Leo Drive, and the proposed extension of Leo Drive, from Burbank Avenue to the SMART multi-use path, and then along Beachwood Drive and Baker Avenue out to Corby Avenue;
- Reroute the proposed Class II on the Northpoint Parkway extension to align with the revised road extension location, from Stony Point Road to Hearn Avenue;
- Add proposed Class III on Old Stony Point Road from Stony Point Road to Hearn Avenue;
- Add proposed Class III on Liscum Street, and the proposed extension of Liscum Street, from Hearn Avenue to the proposed Ludwig Avenue extension;
- Add proposed Class III on the proposed extension of Barndance Lane, from Stony Point Road to the proposed Liscum Street extension;
- Add proposed Class I along the northern boundary of Bellevue Ranch Park, from Liscum Street to Arrowhead Drive;
- Add proposed Class III on Blacksmith Way, from Arrowhead Drive to Silver Spur Drive, through to Lone Star Court and ending at Rain Dance Way;
- Add proposed Class I from the Southside Bus Transfer Center, south through Southwest Community Park, to Rain Dance Way, and then continuing south on Rain Dance Way to Bellevue Avenue;
- Add proposed Class III on Burgess Drive and the extension of Burgess Drive, from Dutton Meadow to Bellevue Avenue;
- Add proposed Class III on Tuxhorn Drive from Rain Dance Way to the proposed Dutton Avenue extension;
- Add proposed Class II on the proposed new street located just south of Aloise Avenue, between Dutton Meadow and the proposed Dutton Avenue extension;
- Add proposed Class I on the proposed Dutton Avenue extension, from Hearn Avenue to connect with the Colgan Creek Class I; and
- Add proposed Class II and Class I on the proposed Ludwig Avenue extension, from Stony Point Road to the Bellevue Avenue connection.

### CHAPTER 3 – RECOMMENDED PEDESTRIAN AND BIKEWAY NETWORK

1. Add the following to Page 3-28 – Route 205, Table 3-1 Bicycle Project List, North - South Class II & III – Bike Lanes and Routes:

- *Segment:* West Avenue
    - From:* Sebastopol Road to the Joe Rodota Trail
    - Existing Class:* ---
    - Proposed Class:* Class II
    - Existing Miles:* ---
    - Proposed Miles:* 0.12
2. Amend and add the following on Page 3-42 – Route 48, Table 3-1 Bicycle Project List, West - East Class II & III – Bike Lanes and Routes:
- *Segment:* Northpoint Parkway
    - From:* Stony Point Road to Hearn Avenue
    - Existing Class:* ---
    - Proposed Class:* Class II
    - Existing Miles:* ---
    - Proposed Miles:* 0.42
3. Amend and add the following on Page 3-43 – Route 51, Table 3-1 Bicycle Project List, West - East Class II & III – Bike Lanes and Routes:
- *Segment:* Northpoint Parkway
    - From:* Stony Point Road to Hearn Avenue
    - Existing Class:* ---
    - Proposed Class:* Class II
    - Existing Miles:* ---
    - Proposed Miles:* 0.27
4. Add the following to Page 3-49 – Route 64, Table 3-2 Bicycle Project List, North - South Class I – Bike Paths:
- *Segment:* Colgan Creek
    - From:* Proposed Dutton Avenue extension to Hearn Avenue
    - Existing Class:* ---
    - Proposed Class:* Class 1
    - Existing Miles:* ---
    - Proposed Miles:* 0.31
5. Add the following new routes to Table 3-1 Bicycle Project List, North - South Class II & III – Bike Lanes and Routes:
- *Segment:* Roseland Avenue
    - From:* Sebastopol Road to the Joe Rodota Trail
    - Existing Class:* ---
    - Proposed Class:* Class III
    - Existing Miles:* ---
    - Proposed Miles:* 0.15

- *Segment:* Old Stony Point Road  
*From:* Sebastopol Road to Hearn Avenue  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.15
  
- *Segment:* Liscum Street  
*From:* Hearn Avenue to the Ludwig Avenue Extension  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.62
  
- *Segment:* Burgess Drive  
*From:* Bellevue Avenue to Dutton Meadow  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.21

6. Add the following new routes to Table 3-1 Bicycle Project List, East - West Class II & III  
 – Bike Lanes and Routes:

- *Segment:* Barham Avenue  
*From:* Dutton Avenue to Olive Street  
*Existing Class:* ---  
*Proposed Class:* Class II  
*Existing Miles:* ---  
*Proposed Miles:* 0.23
  
- *Segment:* Leo Drive  
*From:* Burbank Avenue to the railroad tracks  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.7
  
- *Segment:* Baker Avenue  
*From:* Beachwood Drive to Corby Avenue  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.17

- *Segment:* Beachwood Drive  
*From:* Baker Avenue to Cherrywood Drive  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.09
- *Segment:* Barndance Lane  
*From:* Stony Point Road to the proposed Liscum Street extension  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.1
- *Segment:* Blacksmith Way  
*From:* Arrowhead Drive to Silver Spur Drive  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.13
- *Segment:* Lone Stare Court  
*From:* Silver Spur Drive to Rain Dance Way  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.1
- *Segment:* Tuxhorn Drive  
*From:* Rain Dance Way to the proposed Dutton Avenue extension  
*Existing Class:* ---  
*Proposed Class:* Class III  
*Existing Miles:* ---  
*Proposed Miles:* 0.53
- *Segment:* Proposed new street south of Hearn Avenue  
*From:* Dutton Meadow to the proposed Dutton Avenue extension  
*Existing Class:* ---  
*Proposed Class:* Class II  
*Existing Miles:* ---  
*Proposed Miles:* 0.32

7. Add the following new routes to Table 3-2 Bicycle Project List, North - South Class I – Bike Paths:

- *Segment:* Southwest Community Park and Rain Dance Way
- *From:* Hearn Avenue to Bellevue Avenue
- *Existing Class:* ---
- *Proposed Class:* Class 1
- *Existing Miles:* ---
- *Proposed Miles:* 0.85

8. Add the following new routes to Table 3-2 Bicycle Project List, East - West Class I – Bike Paths:

- *Segment:* Bellevue Ranch Park and Blacksmith Way
- *From:* Liscum Street to Silver Spur Drive
- *Existing Class:* ---
- *Proposed Class:* Class 1
- *Existing Miles:* ---
- *Proposed Miles:* 0.27

- *Segment:* Bellevue Ranch Park and Blacksmith Way
- *From:* Liscum Street to Silver Spur Drive
- *Existing Class:* ---
- *Proposed Class:* Class 1
- *Existing Miles:* ---
- *Proposed Miles:* 0.27

- *Segment:* Lone Stare Court
- *From:* Silver Spur Drive to Rain Dance Way
- *Existing Class:* ---
- *Proposed Class:* Class I
- *Existing Miles:* ---
- *Proposed Miles:* 0.1

RESOLUTION NO. 11787

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
RECOMMENDING TO CITY COUNCIL REZONING OF 190 PARCELS LOCATED  
WITHIN THE BOUNDARIES OF THE ROSELAND AREA/SEBASTOPOL ROAD  
SPECIFIC PLAN - FILE NUMBER ST14-001

WHEREAS, after public hearing on June 9, 2016, and further deliberations on June 23, 2016 and September 8, 2016, the Planning Commission of the City of Santa Rosa finds that the present classification of 190 parcels situated within the boundaries of the Roseland Area/Sebastopol Road Specific Plan, as identified below, are no longer appropriate and that rezoning is required for public convenience, necessity and general welfare:

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
035-191-015	NONE	PD 95-004	R-3-30
035-191-016	NONE	PD 95-004	R-3-30
125-551-016	2542 OLD STONY POINT RD	R-3-18	R-3-30
125-551-008	2558 OLD STONY POINT RD	R-1-15	R-3-30
125-551-014	1883 HEARN AVE	R-1-15	R-3-30
125-551-017	1877 HEARN AVE	R-1-15	R-3-30
125-551-013	1869 HEARN AVE	R-1-15	R-3-30
125-551-018	1825 HEARN AVE	R-3-18	R-3-30
043-072-015	1590 HEARN AVE	R-3-18	R-3-30
043-072-019	1550 HEARN AVE	OSC	R-3-30
043-072-007	2641 DUTTON MEADOW	RR-40	R-3-30
043-071-030	1500 HEARN AVE	R-1-6	R-3-30
043-071-025	2626 DUTTON MEADOW	R-1-6	R-3-30
043-071-026	1466 HEARN AVE	R-1-6	R-3-30
043-071-027	1424 HEARN AVE	RR-40	R-3-30
043-122-017	NONE	R-3-30	OSR
134-290-032	2630 STONY POINT RD	RR-20	R-1-6
134-290-015	NONE	RR-20	R-1-6
134-290-011	2640 STONY POINT RD	RR-20	R-1-6
134-290-033	2644 STONY POINT RD	RR-20	R-1-6
134-290-016	2640 STONY POINT RD	RR-20	R-1-6
134-290-031	2652 STONY POINT RD	RR-20	R-1-6
134-290-017	2646 STONY POINT RD	RR-20	R-1-6
134-290-030	2662 STONY POINT RD	RR-20	R-1-6
134-290-029	2674 STONY POINT RD	RR-20	R-1-6
134-290-020	1860 HEARN AVE	RR-40	R-3-10
134-301-001	1880 HEARN AVE	RR-40	R-1-6

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
134-301-006	1868 HEARN AVE	RR-40	R-1-6
134-290-019	2636 STONY POINT RD	RR-40	R-1-6
134-290-018	2638 STONY POINT RD	RR-40	R-1-6
134-290-006	2710 STONY POINT RD	RR-40	R-3-18 for the western portion of the property fronting Stony Point Road; R-1-6 for the eastern portion of the property (following the General Plan land use line)
134-290-004	2724 STONY POINT RD	RR-40	R-3-18
134-310-117	2736 STONY POINT RD	RR-20	R-3-18
134-310-105	2740 STONY POINT RD	RR-20	R-3-18
134-042-043	NONE	RR-40	R-1-6
134-042-049	NONE	RR-40	R-1-6
134-042-042	NONE	RR-40	R-1-6
134-042-017	2882 STONY POINT RD	RR-40	R-1-6
134-042-064	NONE	RR-20-G	R-1-6-G
134-042-063	NONE	RR-40	R-1-6
134-042-010	707 BELLEVUE AVE	RR-40	R-1-6
134-042-065	671 BELLEVUE AVE	RR-40	R-1-6
043-072-003	2699 DUTTON MEADOW	RR-40	R-1-6
043-111-003	2819 DUTTON MEADOW	RR-40	R-1-6
043-111-011	2831 DUTTON MEADOW	R-2	R-1-9
043-112-020	1485 MAUREEN DR	RR-20	R-1-6
043-112-031	1411 MAUREEN DR	RR-20	R-1-6
043-112-043	1397 MAUREEN DR	RR-20	R-1-6
043-112-014	2800 DUTTON MEADOW	RR-20	R-1-6
043-112-055	1450 MAUREEN DR	RR-20	R-1-6
043-112-030	1422 MAUREEN DR	RR-20	R-1-6
043-112-029	1400 MAUREEN DR	RR-20	R-1-6
043-135-002	NONE	RR-20	R-1-6
043-112-061	2820 DUTTON MEADOW	RR-20	R-1-6
043-112-060	2838 DUTTON MEADOW	RR-40	R-1-6
043-112-042	2854 DUTTON MEADOW	R-2	R-1-6
043-122-003	2986 DUTTON MEADOW	RR-40	R-1-6
043-122-016	3000 CREEK PARK LN	RR-40	R-3-18
043-340-002	1280 HEARN AVE	RR-40	R-1-6
043-340-001	1260 HEARN AVE	RR-40	R-1-6
043-340-003	1269 ALOISE AVE	RR-40	R-1-6
043-340-004	1263 ALOISE AVE	RR-40	R-1-6

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
043-340-005	1257 ALOISE AVE	RR-40	R-1-6
043-340-006	1251 ALOISE AVE	RR-40	R-1-6
043-340-007	1245 ALOISE AVE	RR-40	R-1-6
043-340-008	1239 ALOISE AVE	RR-40	R-1-6
043-340-009	1233 ALOISE AVE	RR-40	R-1-6
043-340-010	1227 ALOISE AVE	RR-40	R-1-6
043-340-011	1221 ALOISE AVE	RR-40	R-1-6
043-071-007	2684 DUTTON MEADOW	PD 06-001	R-1-6
043-071-022	2666 DUTTON MEADOW	PD 06-001	R-1-6
043-071-023	2650 DUTTON MEADOW	PD 06-001	R-1-6
125-521-006	2310 STONY POINT RD	RR-40	R-3-18
125-521-007	2244 STONY POINT RD	RR-40	R-3-18
125-461-024	2222 STONY POINT RD	RR-40	R-3-18 for the western portion of the property fronting Stony Point Road; R-1-6 for the eastern portion of the property (following the General Plan land use line)
125-461-023	2180 STONY POINT RD	R-2	R-1-6
125-670-030	NONE	PD 03-003	R-1-6
125-670-032	NONE	RR-20	R-1-6
125-401-016	1830 STONY POINT RD	RR-40	R-1-6
125-401-018	1780 STONY POINT RD	RR-40	R-1-6
125-311-008	1650 STONY POINT RD	PD 03-003	R-1-6
035-121-057	955 STONY POINT RD	CG	R-1-6
125-311-028	1228 TROMBETTA ST	R-3-18	R-1-6
125-242-002	1193 TROMBETTA ST	PD 0279	R-1-6
125-242-006	1177 TROMBETTA ST	PD 0279	R-1-6
125-242-007	1173 TROMBETTA ST	PD 0279	R-1-6
125-242-013	1180 MANCINI ST	PD 0279	R-1-6
125-242-016	1192 MANCINI ST	PD 0279	R-1-6
125-242-017	1196 MANCINI ST	PD 0279	R-1-6
125-243-002	1112 TROMBETTA ST	PD 0279	R-1-6
125-243-006	1128 TROMBETTA ST	PD 0279	R-1-6
125-243-010	1144 TROMBETTA ST	PD 0279	R-1-6
125-243-012	1152 TROMBETTA ST	PD 0279	R-1-6
125-243-016	1168 TROMBETTA ST	PD 0279	R-1-6
125-243-017	1172 TROMBETTA ST	PD 0279	R-1-6
125-243-020	1184 TROMBETTA ST	PD 0279	R-1-6
125-243-022	1190 TROMBETTA ST	PD 0279	R-1-6



APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
125-243-026	1195 DE MEO ST	PD 0279	R-1-6
125-243-031	1175 DE MEO ST	PD 0279	R-1-6
125-243-033	1167 DE MEO ST	PD 0279	R-1-6
125-243-037	1151 DE MEO ST	PD 0279	R-1-6
125-243-038	1147 DE MEO ST	PD 0279	R-1-6
125-243-041	NONE	PD 0279	R-1-6
125-244-002	1170 DE MEO ST	PD 0279	R-1-6
125-244-004	1178 DE MEO ST	PD 0279	R-1-6
125-244-005	1182 DE MEO ST	PD 0279	R-1-6
125-244-009	1198 DE MEO ST	PD 0279	R-1-6
125-244-011	1195 COMALLI ST	PD 0279	R-1-6
125-244-013	1187 COMALLI ST	PD 0279	R-1-6
125-244-016	1175 COMALLI ST	PD 0279	R-1-6
125-244-017	1171 COMALLI ST	PD 0279	R-1-6
125-242-001	1197 TROMBETTA ST	PD 0279	R-1-6
125-242-003	1189 TROMBETTA ST	PD 0279	R-1-6
125-242-004	1185 TROMBETTA ST	PD 0279	R-1-6
125-242-005	1181 TROMBETTA ST	PD 0279	R-1-6
125-242-008	1169 TROMBETTA ST	PD 0279	R-1-6
125-242-009	1165 TROMBETTA ST	PD 0279	R-1-6
125-242-010	1168 MANCINI ST	PD 0279	R-1-6
125-242-011	1172 MANCINI ST	PD 0279	R-1-6
125-242-012	1176 MANCINI ST	PD 0279	R-1-6
125-242-014	1184 MANCINI ST	PD 0279	R-1-6
125-242-015	1188 MANCINI ST	PD 0279	R-1-6
125-243-001	1108 TROMBETTA ST	PD 0279	R-1-6
125-244-018	1167 COMALLI ST	PD 0279	R-1-6
125-245-001	1158 COMALLI ST	PD 0279	R-1-6
125-245-003	1164 COMALLI ST	PD 0279	R-1-6
125-245-004	1168 COMALLI ST	PD 0279	R-1-6
125-245-005	1172 COMALLI ST	PD 0279	R-1-6
125-243-003	1116 TROMBETTA ST	PD 0279	R-1-6
125-243-004	1120 TROMBETTA ST	PD 0279	R-1-6
125-243-005	1124 TROMBETTA ST	PD 0279	R-1-6
125-243-007	1132 TROMBETTA ST	PD 0279	R-1-6
125-243-008	1136 TROMBETTA ST	PD 0279	R-1-6
125-245-008	1184 COMALLI ST	PD 0279	R-1-6
125-245-009	1188 COMALLI ST	PD 0279	R-1-6
125-243-009	1140 TROMBETTA ST	PD 0279	R-1-6
125-243-011	1148 TROMBETTA ST	PD 0279	R-1-6

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
125-243-013	1156 TROMBETTA ST	PD 0279	R-1-6
125-243-014	1160 TROMBETTA ST	PD 0279	R-1-6
125-243-015	1164 TROMBETTA ST	PD 0279	R-1-6
125-243-018	1176 TROMBETTA ST	PD 0279	R-1-6
125-243-019	1180 TROMBETTA ST	PD 0279	R-1-6
125-243-021	1188 TROMBETTA ST	PD 0279	R-1-6
125-243-023	1194 TROMBETTA ST	PD 0279	R-1-6
125-243-024	1198 TROMBETTA ST	PD 0279	R-1-6
125-243-025	1199 DE MEO ST	PD 0279	R-1-6
125-243-027	1191 DE MEO ST	PD 0279	R-1-6
125-243-028	1187 DE MEO ST	PD 0279	R-1-6
125-243-029	1183 DE MEO ST	PD 0279	R-1-6
125-243-030	1179 DE MEO ST	PD 0279	R-1-6
125-243-032	1171 DE MEO ST	PD 0279	R-1-6
125-243-034	1163 DE MEO ST	PD 0279	R-1-6
125-243-035	1159 DE MEO ST	PD 0279	R-1-6
125-243-036	1155 DE MEO ST	PD 0279	R-1-6
125-243-039	1143 DE MEO ST	PD 0279	R-1-6
125-243-040	1139 DE MEO ST	PD 0279	R-1-6
125-244-001	1166 DE MEO ST	PD 0279	R-1-6
125-244-003	1174 DE MEO ST	PD 0279	R-1-6
125-244-006	1186 DE MEO ST	PD 0279	R-1-6
125-244-007	1190 DE MEO ST	PD 0279	R-1-6
125-244-008	1194 DE MEO ST	PD 0279	R-1-6
125-244-010	1199 COMALLI ST	PD 0279	R-1-6
125-244-012	1191 COMALLI ST	PD 0279	R-1-6
125-244-014	1183 COMALLI ST	PD 0279	R-1-6
125-244-015	1179 COMALLI ST	PD 0279	R-1-6
125-245-002	1160 COMALLI ST	PD 0279	R-1-6
125-245-006	1176 COMALLI ST	PD 0279	R-1-6
125-245-007	1180 COMALLI ST	PD 0279	R-1-6
125-245-010	1192 COMALLI ST	PD 0279	R-1-6
125-245-011	1196 COMALLI ST	PD 0279	R-1-6
125-245-012	1200 COMALLI ST	PD 0279	R-1-6
010-252-003	44 SEBASTOPOL RD	CG	CN
010-252-004	48 SEBASTOPOL RD	CG	R-3-18
010-252-068	106 SEBASTOPOL RD	CG	R-3-18
010-252-069	106 SEBASTOPOL RD	CG	R-3-18
010-252-056	401 OLIVE ST	CG	R-3-18
010-252-049	417 OLIVE ST	CG	R-3-18

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
010-252-041	419 OLIVE ST	CG	R-3-18
010-252-067	429 OLIVE ST	CG	R-3-18
010-252-014	431 OLIVE ST	CG	R-3-18
010-252-015	433 OLIVE ST	CG	R-3-18
010-252-016	505 OLIVE ST	CG	R-3-18
010-252-017	515 OLIVE ST	CG	R-3-18
010-252-018	517 OLIVE ST	CG	R-3-18
010-252-019	523 OLIVE ST	CG	R-3-18
010-244-041	568 OLIVE ST	CG	R-3-18
010-244-043	524 OLIVE ST	CG	R-3-18
010-244-042	516 OLIVE ST	CG	R-3-18
125-043-005	250 DUTTON AVE	IL	CG
125-121-023	255 DUTTON AVE	TV-R-SA	CG-SA

WHEREAS, the Planning Commission has read, reviewed and considered the Final Environmental Impact Report prepared for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation and the associated amendments, including amendments to the Santa Rosa Zoning Code to implement the proposed rezonings, and determined that the Zoning Code amendments are adequately described and analyzed in the Environmental Impact Report; and

NOW, THEREFORE, BE IT RESOLVED that based on the evidence presented and the records and files herein, and pursuant to City Code Sections 20-64.020(A)(3) (Zoning Map) and 20-64-050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and the Roseland Area/Sebastopol Road Specific Plan in that it rezones the properties to the Zoning Districts necessary to implement the Roseland Area/Sebastopol Road Specific Plan;
- B. The proposed amendments 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 amendments are internally consistent with other applicable provisions of this Zoning Code.
- E. The sites are 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of 190 parcels situated within the boundaries of the Roseland Area/Sebastopol Road Specific Plan, as set forth in the chart above.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of September 2016, by the following vote:

AYES: (4) Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSTAIN/

RECUSED: (1) Chair Cisco

ABSENT: (2) Commissioners Crocker, Dippel

APPROVED:   
VICE CHAIR

ATTEST:   
EXECUTIVE SECRETARY



RESOLUTION NO. 11788

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF 1,606 PARCELS TO BE INCLUDED WITHIN ROSELAND AREA ANNEXATION; FILE NO. ST13-003

WHEREAS, the Council of the City of Santa Rosa set the boundaries of and referred the proposed Roseland Area Annexation to the Planning and Economic Development Department and Planning Commission for environmental review, comment and recommendations as to the appropriate prezoning designations to be placed on the properties included therein; and

WHEREAS, the potential future annexation contains five County islands, Roseland, Victoria, West Third, West Hearn, and Brittain Lane, which include approximately 714 acres in total; and

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

ROSELAND COUNTY ISLAND

APN	ADDRESS	PREZONE
035-121-009	985 STONY POINT RD	R-1-6
035-121-011	2007 MESA WAY	R-1-6
035-121-012	2037 MESA WAY	R-1-6
035-121-018	980 KENMORE LN	R-1-6
035-121-019	988 KENMORE LN	R-1-6
035-121-021	992 KENMORE LN	R-1-6
035-121-022	2101 MESA WAY	R-1-6
035-121-026	2133 MESA WAY	R-1-6
035-121-028	2149 MESA WAY	R-1-6
035-121-029	1006 KENMORE LN	R-1-6
035-121-030	1014 KENMORE LN	R-1-6
035-121-033	1038 KENMORE LN	R-1-6
035-121-034	1046 KENMORE LN	R-1-6
035-121-035	1052 KENMORE LN	R-1-6
035-121-037	926 KENMORE LN	R-1-6
035-121-042	979 STONY POINT RD	R-1-6
035-121-043	977 STONY POINT RD	R-1-6
035-121-050	1017 STONY POINT RD	R-1-6
035-121-054	948 KENMORE LN	R-1-6
035-121-055	954 KENMORE LN	R-1-6
035-122-002	1113 STONY POINT RD	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
035-122-003	1121 STONY POINT RD	R-1-6
035-122-006	1149 STONY POINT RD	R-1-6
035-122-007	1157 STONY POINT RD	R-1-6
035-122-010	2116 MESA WAY	R-1-6
035-122-013	2140 MESA WAY	R-1-6
035-122-014	2148 MESA WAY	R-1-6
035-123-003	961 KENMORE LN	R-1-6
035-123-006	987 KENMORE LN	R-1-6
035-123-010	1035 KENMORE LN	R-1-6
035-123-014	969 KENMORE LN	R-1-6
035-123-015	1047 KENMORE LN	R-1-6
035-123-017	943 KENMORE LN	R-1-6
035-123-018	953 KENMORE LN	R-1-6
035-123-019	931 KENMORE LN	R-1-6
035-123-020	925 KENMORE LN	R-1-6
043-011-010	2303 WEST AVE	R-1-6
043-011-013	1325 GLORIA DR	R-1-6
043-011-043	2131 CAMELLIA CT	R-1-6
043-011-044	2249 WEST AVE	R-1-6
043-011-045	2121 CAMELLIA CT	R-1-6
043-011-046	710 CAMELLIA CT	R-1-6
043-012-009	2219 WESTWOOD DR	R-1-6
043-012-017	1645 HEARN AVE	R-1-6
043-012-018	1669 HEARN AVE	R-1-6
043-012-019	1653 HEARN AVE	R-1-6
043-012-021	1677 HEARN AVE	R-1-6
043-013-003	1514 GLORIA DR	R-1-6
043-013-004	1508 GLORIA DR	R-1-6
043-013-005	1492 GLORIA DR	R-1-6
043-013-013	2216 WESTWOOD DR	R-1-6
043-013-016	1535 HEARN AVE	R-1-6
043-013-018	1519 HEARN AVE	R-1-6
043-013-019	1501 HEARN AVE	R-1-6
043-013-021	1467 HEARN AVE	R-1-6
043-013-022	1435 HEARN AVE	R-1-6
043-013-023	1423 HEARN AVE	R-1-6
043-013-024	1331 HEARN AVE	R-1-6
043-013-030	1605 HEARN AVE	R-1-6
043-013-031	1486 GLORIA DR	R-1-6
043-013-036	1617 HEARN AVE	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-013-037	1319 HEARN AVE	R-1-6
043-013-038	2419 WEST AVE	R-1-6
043-013-039	2407 WEST AVE	R-1-6
043-014-003	1499 GLORIA DR	R-1-6
043-014-005	2128 CAMELLIA CT	R-1-6
043-014-010	760 CAMELLIA CT	R-1-6
043-014-016	1523 GLORIA DR	R-1-6
043-021-007	2105 DUTTON AVE	R-1-6
043-021-016	2175 DUTTON AVE	R-1-6
043-021-017	2195 DUTTON AVE	R-1-6
043-021-018	2330 WEST AVE	R-1-6
043-021-019	1279 GLORIA DR	R-1-6
043-021-024	1133 GLORIA DR	R-1-6
043-021-026	1111 GLORIA DR	R-1-6
043-021-033	2304 WEST AVE	R-1-6
043-021-035	1230 VALERIE WAY	R-1-6
043-021-037	1135 VALERIE WAY	R-1-6
043-021-038	1125 VALERIE WAY	R-1-6
043-021-044	1211 VALERIE WAY	R-1-6
043-021-051	1148 VALERIE WAY	R-1-6
043-021-052	1257 VALERIE WAY	R-1-6
043-021-054	2293 DUTTON AVE	R-1-6
043-021-056	2121 DUTTON AVE	R-1-6
043-021-063	1110 VALERIE WAY	R-1-6
043-021-065	1115 VALERIE WAY	R-1-6
043-021-067	1233 GLORIA DR	R-1-6
043-021-069	1215 GLORIA DR	R-1-6
043-021-072	1205 GLORIA DR	R-1-6
043-031-002	2420 WEST AVE	R-1-6
043-031-005	1236 GLORIA DR	R-1-6
043-031-006	1232 GLORIA DR	R-1-6
043-031-008	1200 GLORIA DR	R-1-6
043-031-012	1114 GLORIA DR	R-1-6
043-031-014	1042 GLORIA DR	R-1-6
043-031-018	1249 HEARN AVE	R-1-6
043-031-022	1201 HEARN AVE	R-1-6
043-031-025	1125 HEARN AVE	R-1-6
043-031-026	1115 HEARN AVE	R-1-6
043-031-028	1043 HEARN AVE	R-1-6
043-031-030	1018 GLORIA DR	R-1-6



**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-031-033	2423 DUTTON AVE	CG
043-031-039	1248 GLORIA DR	R-1-6
043-031-044	2424 WEST AVE	R-1-6
043-031-046	1273 HEARN AVE	R-1-6
043-031-047	2455 DUTTON AVE	CG
043-041-001	2290 DUTTON AVE	R-3-18
043-041-034	921 NAIFY LN	R-1-6
043-041-035	935 NAIFY LN	R-1-6
043-041-040	2436 DUTTON AVE	R-1-6
043-041-046	NONE	R-3-18
043-041-048	857 HEARN AVE	R-1-6
043-041-049	0 NONE	IG
043-041-050	2450 DUTTON AVE	R-1-6
043-041-057	853 HEARN AVE	R-1-6
043-052-001	2341 WHITEWOOD DR	R-1-6
043-052-005	2451 WHITEWOOD DR	R-1-6
043-052-007	2503 WHITEWOOD DR	R-1-6
043-052-009	2515 WHITEWOOD DR	R-1-6
043-052-010	2533 WHITEWOOD DR	R-1-6
043-052-011	2557 WHITEWOOD DR	R-1-6
043-052-012	2571 WHITEWOOD DR	R-1-6
043-052-013	2585 WHITEWOOD DR	R-1-6
043-052-015	637 HEARN AVE	R-1-6
043-053-013	2556 WHITEWOOD DR	R-1-6
043-053-016	2508 WHITEWOOD DR	R-1-6
043-053-018	2476 WHITEWOOD DR	R-1-6
043-053-021	2396 WHITEWOOD DR	R-1-6
043-053-029	2543 CORBY AVE	R-3-18
043-053-031	2555 CORBY AVE	R-3-18
043-053-044	2509 CORBY AVE	R-3-18
043-053-045	2415 CORBY AVE	R-3-18
043-053-053	2425 CORBY AVE	R-3-18
043-053-054	471 HEARN AVE	R-3-18
043-053-056	2373 CORBY AVE	R-3-18
043-053-058	487 HEARN AVE	R-3-18
043-053-062	2515 KENTON CT	R-3-18
043-053-063	2503 KENTON CT	R-3-18
043-053-064	2451 KENTON CT	R-3-18
043-053-066	2397 KENTON CT	R-3-18
043-053-068	2341 KENTON CT	R-3-18

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-053-069	2368 KENTON CT	R-3-18
043-053-071	2424 KENTON CT	R-3-18
043-053-074	2510 KENTON CT	R-3-18
043-053-081	633 HEARN AVE	R-1-6
043-062-013	2389 SANTA ROSA AVE	MH
043-064-004	2360 CORBY AVE	R-1-6
043-064-007	2290 CORBY AVE	R-1-6
043-064-008	2200 CORBY AVE	R-1-6
043-064-009	2180 CORBY AVE	R-1-6
043-064-010	2154 CORBY AVE	R-1-6
043-064-013	2096 CORBY AVE	R-1-6
043-064-014	2094 CORBY AVE	R-1-6
043-161-002	584 COTTONWOOD DR	R-1-6
043-161-003	576 COTTONWOOD DR	R-1-6
043-161-011	364 COTTONWOOD DR	R-1-6
043-162-003	595 COTTONWOOD DR	R-1-6
043-162-004	581 COTTONWOOD DR	R-1-6
043-162-005	577 COTTONWOOD DR	R-1-6
043-162-007	517 COTTONWOOD DR	R-1-6
043-162-008	479 COTTONWOOD DR	R-1-6
043-162-010	411 COTTONWOOD DR	R-1-6
043-162-011	405 COTTONWOOD DR	R-1-6
043-162-012	389 COTTONWOOD DR	R-1-6
043-162-013	367 COTTONWOOD DR	R-1-6
043-162-016	350 SMOKEWOOD DR	R-1-6
043-162-033	368 SMOKEWOOD DR	R-1-6
043-162-037	406 SMOKEWOOD DR	R-1-6
043-162-038	412 SMOKEWOOD DR	R-1-6
043-162-040	478 SMOKEWOOD DR	R-1-6
043-162-043	578 SMOKEWOOD DR	R-1-6
043-162-044	582 SMOKEWOOD DR	R-1-6
043-163-001	590 ASHWOOD DR	R-1-6
043-163-004	579 SMOKEWOOD DR	R-1-6
043-163-005	545 SMOKEWOOD DR	R-1-6
043-163-006	511 SMOKEWOOD DR	R-1-6
043-163-007	447 SMOKEWOOD DR	R-1-6
043-163-008	443 SMOKEWOOD DR	R-1-6
043-163-009	358 ASHWOOD DR	R-1-6
043-163-013	512 ASHWOOD DR	R-1-6
043-163-014	530 ASHWOOD DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-163-015	566 ASHWOOD DR	R-1-6
043-164-001	2313 WHITEWOOD DR	R-1-6
043-164-004	2231 WHITEWOOD DR	R-1-6
043-164-005	2207 WHITEWOOD DR	R-1-6
043-164-006	2183 WHITEWOOD DR	R-1-6
043-164-007	2167 WHITEWOOD DR	R-1-6
043-164-008	2149 WHITEWOOD DR	R-1-6
043-164-009	2133 WHITEWOOD DR	R-1-6
043-164-012	591 ASHWOOD DR	R-1-6
043-164-016	523 ASHWOOD DR	R-1-6
043-164-023	393 ASHWOOD DR	R-1-6
043-164-024	389 ASHWOOD DR	R-1-6
043-164-025	385 ASHWOOD DR	R-1-6
043-164-027	2129 CORBY AVE	R-1-6
043-164-028	2121 CORBY AVE	R-1-6
043-164-029	2113 CORBY AVE	R-1-6
043-164-031	2105 CORBY AVE	R-1-6
043-164-049	NONE	IG
043-164-051	0 WHITEWOOD DR	R-1-6
043-210-003	2326 CORBY AVE	R-3-18
043-210-004	2324 CORBY AVE	R-3-18
043-210-005	2322 CORBY AVE	R-3-18
043-210-006	2320 CORBY AVE	R-3-18
043-210-010	2304 CORBY AVE	R-3-18
043-210-011	2302 CORBY AVE	R-3-18
043-210-016	2344 CORBY AVE	R-3-18
043-210-017	2342 CORBY AVE	R-3-18
043-210-018	2340 CORBY AVE	R-3-18
043-210-019	CORBY AVE	R-3-18
043-230-001	NONE	R-3-18
043-230-012	2102 CORBY AVE	R-3-18
043-300-004	944 NAIFY LN	R-1-6
043-300-006	912 NAIFY LN	R-1-6
043-300-014	2354 VANDERFORD DR	R-1-6
043-300-016	2366 VANDERFORD DR	R-1-6
043-300-018	2384 VANDERFORD DR	R-1-6
043-300-023	853 GLORIA DR	R-1-6
043-300-025	897 GLORIA DR	R-1-6
043-300-026	917 GLORIA DR	R-1-6
043-300-028	951 GLORIA DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-300-030	995 GLORIA DR	R-1-6
043-300-033	970 GLORIA DR	R-1-6
043-300-035	924 GLORIA DR	R-1-6
043-300-036	896 GLORIA DR	R-1-6
043-300-038	810 GLORIA DR	R-1-6
043-300-040	2404 VANDERFORD DR	R-1-6
125-031-006	439 ROSELAND AVE	R-3-18
125-043-006	258 DUTTON AVE	R-3-18
125-081-021	1599 HAMPTON WAY	R-3-18
125-081-026	1595 HAMPTON WAY	R-3-18
125-081-029	1583 SEBASTOPOL RD	CG
125-081-030	1511 SEBASTOPOL RD	CG for the southern portion of the property fronting on Sebastopol Road; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-081-031	1591 SEBASTOPOL RD	CG
125-081-032	1569 SEBASTOPOL RD	CG for the southern portion of the property fronting on Sebastopol Road; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-082-009	1594 HAMPTON WAY	R-3-18
125-082-014	1572 HAMPTON WAY	R-3-18
125-082-015	1524 HAMPTON WAY	CG for the southern portion of the property; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-082-022	1603 HAMPTON WAY	CG
125-082-025	1733 SEBASTOPOL RD	CG for the southern portion of the property fronting on Sebastopol Road; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-091-020	525 ROSELAND AVE	R-3-18

**ROSELAND COUNTY ISLAND**

APN	ADDRESS	PREZONE
125-091-030	1175 SEBASTOPOL RD	CG for the southern portion of the property fronting on Sebastopol Road; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-091-035	1289 SEBASTOPOL RD	CG
125-091-036	1215 SEBASTOPOL RD	CG
125-101-016	596 ROSELAND AVE	R-3-18
125-101-017	592 ROSELAND AVE	R-3-18
125-101-039	518 ROSELAND AVE	R-3-18
125-101-040	518 ROSELAND AVE	R-3-18
125-101-041	512 ROSELAND AVE	R-3-18
125-101-044	NONE	CG for the southern portion of the property; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-101-047	921 SEBASTOPOL RD	CG
125-101-048	855 SEBASTOPOL RD	CG
125-101-051	1099 SEBASTOPOL RD	CG
125-101-054	995 SEBASTOPOL RD	CG for the southern portion of the property fronting on Sebastopol Road; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-111-037	675 SEBASTOPOL RD	CG
125-111-046	561 SEBASTOPOL RD	CG
125-111-047	625 SEBASTOPOL RD	CG
125-111-048	565 SEBASTOPOL RD	CG
125-131-024	1771 ROSE AVE	R-1-6
125-131-027	1743 ROSE AVE	R-1-6
125-131-029	1727 ROSE AVE	R-1-6
125-131-032	1685 ROSE AVE	R-1-6
125-131-033	1641 ROSE AVE	R-1-6
125-131-035	1604 SEBASTOPOL RD	R-1-6
125-131-058	988 STONY POINT RD	R-1-6
125-131-060	980 STONY POINT RD	R-1-6
125-131-061	992 STONY POINT RD	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-131-066	1680 SEBASTOPOL RD	CG
125-131-074	1720 SEBASTOPOL RD	CG
125-131-076	1710 SEBASTOPOL RD	CG
125-131-079	ROSE AVE	R-1-6
125-141-016	961 BURBANK AVE	R-1-6
125-141-017	973 BURBANK AVE	R-1-6
125-141-018	1521 ROSE AVE	R-1-6
125-141-020	825 BURBANK AVE	R-1-6
125-141-024	1450 SEBASTOPOL RD	CG
125-141-025	1410 SEBASTOPOL RD	CG
125-141-026	1534 SEBASTOPOL RD	CG
125-142-029	851 MCMINN AVE	R-1-6
125-142-033	831 MCMINN AVE	R-1-6
125-142-034	827 MCMINN AVE	R-1-6
125-142-038	845 MCMINN AVE	R-1-6
125-142-039	841 MCMINN AVE	R-1-6
125-142-049	986 BURBANK AVE	R-1-6
125-142-051	1344 SUGAR BEAR LN	R-1-6
125-142-053	1355 SUGAR BEAR LN	R-1-6
125-142-054	1347 SUGAR BEAR LN	R-1-6
125-142-055	1341 SUGAR BEAR LN	R-1-6
125-142-058	1250 SEBASTOPOL RD	CG
125-142-061	1333 SUGAR BEAR LN	R-1-6
125-142-063	1334 SUGAR BEAR LN	R-1-6
125-142-064	1338 SUGAR BEAR LN	R-1-6
125-142-065	1380 SEBASTOPOL RD	CG
125-142-067	1150 SEBASTOPOL RD	CG
125-142-068	1210 SEBASTOPOL RD	CG
125-142-069	1290 SEBASTOPOL RD	CG
125-151-002	1050 SEBASTOPOL RD	CG
125-151-041	816 SEBASTOPOL RD	CG
125-151-044	990 SEBASTOPOL RD	CG
125-151-045	950 SEBASTOPOL RD	PI
125-161-030	700 SEBASTOPOL RD	CG
125-162-013	595 DUTTON AVE	R-3-30
125-172-001	206 SEBASTOPOL RD	R-3-18
125-172-016	330 SEBASTOPOL RD	R-3-18
125-172-038	280 SEBASTOPOL RD	R-3-18
125-172-039	326 SEBASTOPOL RD	R-3-18
125-181-015	126 SEBASTOPOL RD	R-3-18

**ROSELAND COUNTY ISLAND**

APN	ADDRESS	PREZONE
125-191-001	1942 ROSE AVE	R-1-6
125-191-002	1930 ROSE AVE	R-1-6
125-191-003	1918 ROSE AVE	R-1-6
125-191-004	1906 ROSE AVE	R-1-6
125-191-010	1810 ROSE AVE	R-1-6
125-191-016	1933 MESA WAY	R-1-6
125-191-017	1919 MESA WAY	R-1-6
125-191-019	1875 MESA WAY	R-1-6
125-191-021	1847 MESA WAY	R-1-6
125-191-022	1839 MESA WAY	R-1-6
125-191-023	1823 MESA WAY	R-1-6
125-191-024	1805 MESA WAY	R-1-6
125-192-001	1120 STONY POINT RD	R-1-6
125-192-003	1926 MESA WAY	R-1-6
125-192-004	1912 MESA WAY	R-1-6
125-192-007	1856 MESA WAY	R-1-6
125-192-010	1816 MESA WAY	R-1-6
125-192-015	1136 STONY POINT RD	R-1-6
125-192-018	1903 JANERO DR	R-1-6
125-192-019	1887 JANERO DR	R-1-6
125-192-020	1869 JANERO DR	R-1-6
125-192-022	1833 JANERO DR	R-1-6
125-192-025	1753 JANERO DR	R-1-6
125-192-028	1139 JANERO DR	R-1-6
125-192-029	1726 MESA WAY	R-1-6
125-193-001	1200 STONY POINT RD	R-1-6
125-193-003	1926 JANERO DR	R-1-6
125-193-004	1910 JANERO DR	R-1-6
125-193-007	1860 JANERO DR	R-1-6
125-193-010	1812 JANERO DR	R-1-6
125-193-015	1708 JANERO DR	R-1-6
125-193-016	1156 JANERO DR	R-1-6
125-193-017	1144 JANERO DR	R-1-6
125-193-018	1132 JANERO DR	R-1-6
125-193-019	1120 JANERO DR	R-1-6
125-193-020	1050 JANERO DR	R-1-6
125-193-021	1038 JANERO DR	R-1-6
125-201-001	1612 ROSE AVE	R-1-6
125-201-005	1460 ROSE AVE	R-1-6
125-201-006	1448 ROSE AVE	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-201-007	1442 ROSE AVE	R-1-6
125-201-008	1021 BURBANK AVE	R-1-6
125-201-011	1074 LILAC DR	R-1-6
125-201-017	1098 LILAC DR	R-1-6
125-201-019	1086 LILAC DR	R-1-6
125-201-024	1570 ROSE AVE	R-1-6
125-201-029	1085 BURBANK AVE	R-1-6
125-201-030	1091 BURBANK AVE	R-1-6
125-201-038	1101 BURBANK AVE	R-1-6
125-211-005	1217 SUNSET AVE	R-1-6
125-211-008	1167 SUNSET AVE	R-1-6
125-211-009	1153 SUNSET AVE	R-1-6
125-211-010	1135 SUNSET AVE	R-1-6
125-211-016	1119 SUNSET AVE	R-1-6
125-211-017	933 MCMINN AVE	R-1-6
125-212-004	1218 SUNSET AVE	R-1-6
125-212-005	1214 SUNSET AVE	R-1-6
125-212-006	1206 SUNSET AVE	R-1-6
125-212-007	1166 SUNSET AVE	R-1-6
125-212-008	1164 SUNSET AVE	R-1-6
125-212-014	1237 HUGHES AVE	R-1-6
125-212-015	1229 HUGHES AVE	R-1-6
125-212-016	1219 HUGHES AVE	R-1-6
125-212-017	1211 HUGHES AVE	R-1-6
125-212-018	1203 HUGHES AVE	R-1-6
125-212-020	1153 HUGHES AVE	R-1-6
125-212-025	1248 SUNSET AVE	R-1-6
125-212-026	1007 MCMINN AVE	R-1-6
125-212-027	1105 HUGHES AVE	R-1-6
125-212-028	1117 HUGHES AVE	R-1-6
125-212-034	1263 HUGHES AVE	R-1-6
125-212-035	1255 HUGHES AVE	R-1-6
125-212-036	1148 SUNSET AVE	R-1-6
125-212-037	1128 SUNSET AVE	R-1-6
125-212-038	1128 SUNSET AVE	R-1-6
125-212-039	975 MCMINN AVE	R-1-6
125-212-040	1126 SUNSET AVE	R-1-6
125-213-001	1200 BURBANK AVE	R-1-6
125-213-002	1208 BURBANK AVE	R-1-6
125-213-003	1258 HUGHES AVE	R-1-6



**ROSELAND COUNTY ISLAND**

APN	ADDRESS	PREZONE
125-213-006	1224 HUGHES AVE	R-1-6
125-213-010	1142 HUGHES AVE	R-1-6
125-251-001	1267 BURBANK AVE	R-1-6-SR
125-252-004	1027 MCMINN AVE	OSR-SR
125-301-003	192 W BARHAM AVE	R-1-6
125-301-004	190 W BARHAM AVE	R-1-6
125-301-021	174 W BARHAM AVE	R-1-6
125-301-031	190 TORZELLI LN	R-1-6
125-301-037	10 W BARHAM AVE	IL
125-301-039	10 W BARHAM AVE	IG
125-301-041	200 W BARHAM AVE	R-3-18
125-301-043	1234 DUTTON AVE	R-1-6
125-301-044	1320 DUTTON AVE	R-1-6
125-301-046	1194 DUTTON AVE	R-1-6
125-301-049	181 SCHLEE WAY	R-1-6
125-301-051	173 SCHLEE WAY	R-1-6
125-301-054	1123 TARA DR	R-1-6
125-301-056	145 SCHLEE WAY	R-1-6
125-301-057	137 SCHLEE WAY	R-1-6
125-301-058	131 SCHLEE WAY	R-1-6
125-301-061	105 SCHLEE WAY	R-1-6
125-301-063	199 SCHLEE WAY	R-1-6
125-301-064	1200 DUTTON AVE	R-1-6
125-301-066	1120 TARA DR	R-1-6
125-301-067	1100 TARA DR	R-1-6
125-331-004	1422 BURBANK AVE	R-1-6-SR
125-351-004	544 SOUTH AVE	R-3-18
125-351-008	1488 WEST AVE	R-3-18
125-351-014	1357 VINEYARD CT	R-3-18
125-351-016	1346 VINEYARD CT	R-3-18
125-351-026	1315 DUTTON AVE	R-3-18
125-351-027	610 SOUTH AVE	R-3-18
125-351-030	561 RICHARDSON CT	R-3-18
125-351-031	565 RICHARDSON CT	R-3-18
125-351-034	557 RICHARDSON CT	R-3-18
125-351-036	1459 RICHARDSON CT	R-3-18
125-351-038	1455 RICHARDSON CT	R-3-18
125-351-040	525 RICHARDSON CT	R-3-18
125-351-045	1423 DUTTON AVE	R-3-18
125-361-001	1684 BURBANK AVE	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-361-003	1780 BURBANK AVE	R-1-6
125-371-012	1016 ROSE MEADOW CT	R-1-6
125-371-014	1001 ROSE MEADOW CT	R-1-6
125-371-015	1029 ROSE MEADOW CT	R-1-6
125-371-020	1081 ROSE MEADOW CT	R-1-6
125-371-021	1095 ROSE MEADOW CT	R-1-6
125-371-022	1099 ROSE MEADOW CT	R-1-6
125-371-023	969 ROSE MEADOW CT	R-1-6
125-371-027	872 ROSE MEADOW CT	R-1-6
125-371-029	910 ROSE MEADOW CT	R-1-6
125-371-030	954 ROSE MEADOW CT	R-1-6
125-371-034	905 ROSE BUD CT	R-1-6
125-371-035	897 ROSE BUD CT	R-1-6
125-371-042	1422 MCMINN AVE	R-1-6
125-371-043	1430 MCMINN AVE	R-1-6
125-371-044	1444 MCMINN AVE	R-1-6
125-371-047	1421 MCMINN AVE	R-1-6
125-381-004	1632 WEST AVE	OSR
125-381-009	533 FALETTO CT	R-3-18
125-381-010	522 FALETTO CT	R-3-18
125-381-011	534 FALETTO CT	R-3-18
125-381-015	1611 DUTTON AVE	R-3-18
125-391-011	1456 DUTTON AVE	R-1-6
125-391-017	1530 DUTTON AVE	R-1-6
125-391-023	1524 DUTTON AVE	R-1-6
125-391-027	1464 DUTTON AVE	R-1-6
125-411-005	1851 BURBANK AVE	R-1-6-SR
125-411-008	1811 BURBANK AVE	R-1-6-SR
125-411-009	1785 BURBANK AVE	R-1-6-SR
125-411-011	NONE	R-1-6-SR
125-411-012	1727 BURBANK AVE	R-1-6-SR
125-421-009	1830 BURBANK AVE	R-1-6-SR
125-421-014	2050 BURBANK AVE	R-1-6-SR
125-421-016	1810 BURBANK AVE	R-1-6-SR
125-421-017	1806 BURBANK AVE	R-1-6-SR
125-421-019	1990 BURBANK AVE	R-3-18-SR
125-431-007	701 LIANA DR	R-1-6
125-431-008	703 LIANA DR	R-1-6
125-431-013	705 LIANA DR	R-1-6
125-431-015	729 LIANA DR	R-1-6

**ROSELAND COUNTY ISLAND**

APN	ADDRESS	PREZONE
125-431-018	765 LIANA DR	R-1-6
125-431-024	0 WEST AVE	PI
125-432-001	820 LIANA DR	R-1-6
125-432-003	804 LIANA DR	R-1-6
125-432-004	792 LIANA DR	R-1-6
125-432-006	768 LIANA DR	R-1-6
125-432-007	756 LIANA DR	R-1-6
125-432-009	732 LIANA DR	R-1-6
125-432-010	720 LIANA DR	R-1-6
125-432-013	1927 WEST AVE	R-1-6
125-432-014	702 LIANA DR	R-1-6
125-441-008	1217 MEEKLAND CT	R-1-6
125-441-011	1205 MEEKLAND CT	R-1-6
125-441-012	1218 MEEKLAND CT	R-1-6
125-441-021	1810 WEST AVE	R-1-6
125-441-023	1814 WEST AVE	R-1-6
125-441-028	1740 WEST AVE	R-1-6
125-441-029	1742 WEST AVE	R-1-6
125-441-030	1744 WEST AVE	R-1-6
125-451-002	1870 DUTTON AVE	R-1-6
125-451-007	1642 DUTTON AVE	R-3-18
125-451-021	1696 DUTTON AVE	R-3-18
125-451-023	1700 DUTTON AVE	R-3-18
125-451-024	1622 DUTTON AVE	R-3-18
125-451-026	1712 DUTTON AVE	R-3-18
125-451-028	1708 DUTTON AVE	R-3-18
125-451-031	1692 DUTTON AVE	R-3-18
125-451-032	1652 DUTTON AVE	R-3-18
125-451-039	1668 DUTTON AVE	R-3-18
125-451-042	1672 DUTTON AVE	R-3-18
125-451-045	1688 DUTTON AVE	R-3-18
125-451-046	1676 DUTTON AVE	R-3-18
125-451-049	1656 DUTTON AVE	R-3-18
125-471-009	2005 BURBANK AVE	R-1-6-SR
125-471-013	2013 BURBANK AVE	R-1-6-SR
125-471-017	2017 BURBANK AVE	R-1-6-SR
125-471-019	2019 BURBANK AVE	R-1-6-SR
125-481-002	2166 BURBANK AVE	R-1-6-SR
125-481-003	2178 BURBANK AVE	R-1-6-SR
125-481-008	2058 BURBANK AVE	R-1-6-SR

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-493-009	2130 WEST AVE	R-1-6
125-493-011	2138 WEST AVE	R-1-6
125-493-029	614 METAXA CT	R-1-6
125-493-030	610 METAXA CT	R-1-6
125-493-037	616 METAXA CT	R-1-6
125-493-040	635 METAXA CT	R-1-6
125-493-042	622 METAXA CT	R-1-6
125-493-045	590 METAXA CT	R-1-6
125-501-007	2000 DUTTON AVE	R-3-18
125-501-015	1960 DUTTON AVE	R-1-6
125-501-019	2060 DUTTON AVE	R-1-6
125-501-020	2070 DUTTON AVE	R-1-6
125-501-021	1940 DUTTON AVE	R-1-6
125-511-006	2175 BURBANK AVE	R-1-6-SR
125-511-011	2213 BURBANK AVE	R-1-6-SR
125-511-016	2191 BURBANK AVE	R-1-6-SR
125-531-001	2419 BURBANK AVE	R-1-6-SR for the eastern portion of the property fronting on Burbank Avenue; R-3-18 for the western portion of the property (following the General Plan land use line)
125-531-011	2435 BURBANK AVE	R-1-6-SR
125-541-001	2340 BURBANK AVE	R-1-6-SR
125-541-003	2422 BURBANK AVE	R-1-6-SR
125-541-016	2432 BURBANK AVE	R-1-6-SR
125-541-020	2229 WESTLAND DR	R-1-6
125-541-023	2187 AMES CT	R-1-6
125-541-028	2150 AMES CT	R-1-6
125-541-030	2202 AMES CT	R-1-6
125-541-031	2212 AMES CT	R-1-6
125-541-032	2211 WESTLAND DR	R-1-6
125-541-034	2167 WESTLAND DR	R-1-6
125-541-035	2145 WESTLAND DR	R-1-6
125-541-039	2138 AMES CT	R-1-6
125-541-040	2140 AMES CT	R-1-6
125-542-002	2138 WESTWOOD DR	R-1-6
125-542-005	1531 GLORIA DR	R-1-6
125-542-006	2146 WESTWOOD DR	R-1-6
125-543-001	1532 GLORIA DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-543-002	2208 WESTWOOD DR	R-1-6
125-544-002	2135 WESTWOOD DR	R-1-6
125-544-004	1605 GLORIA DR	R-1-6
125-544-005	2148 WESTLAND DR	R-1-6
125-545-002	2209 WESTWOOD DR	R-1-6
125-545-006	2210 WESTLAND DR	R-1-6
125-545-010	2226 WESTLAND DR	R-1-6
125-561-002	645 LEO DR	R-1-6
125-561-007	603 LEO DR	R-1-6
125-561-008	549 LEO DR	R-1-6
125-561-009	541 LEO DR	R-1-6
125-561-010	533 LEO DR	R-1-6
125-561-016	1889 DUTTON AVE	R-1-6
125-561-017	1897 DUTTON AVE	R-1-6
125-562-001	648 LEO DR	R-1-6
125-562-002	640 LEO DR	R-1-6
125-562-003	632 LEO DR	R-1-6
125-562-004	624 LEO DR	R-1-6
125-562-010	534 LEO DR	R-1-6
125-562-016	653 SOUTHWOOD DR	R-1-6
125-562-017	649 SOUTHWOOD DR	R-1-6
125-562-019	633 SOUTHWOOD DR	R-1-6
125-562-021	615 SOUTHWOOD DR	R-1-6
125-562-022	601 SOUTHWOOD DR	R-1-6
125-562-023	563 SOUTHWOOD DR	R-1-6
125-562-028	517 SOUTHWOOD DR	R-1-6
125-562-030	1991 DUTTON AVE	R-1-6
125-563-001	2108 WEST AVE	R-1-6
125-563-002	652 SOUTHWOOD DR	R-1-6
125-563-003	644 SOUTHWOOD DR	R-1-6
125-563-008	604 SOUTHWOOD DR	R-1-6
125-563-010	550 SOUTHWOOD DR	R-1-6
125-563-011	540 SOUTHWOOD DR	R-1-6
125-563-017	2069 DUTTON AVE	R-1-6
125-563-024	516 SOUTHWOOD DR	R-1-6
125-563-025	516 SOUTHWOOD DR	R-1-6
125-563-026	520 SOUTHWOOD DR	R-1-6
125-563-027	2065 DUTTON AVE	R-1-6
125-571-011	708 LEO DR	R-1-6
125-571-013	743 SOUTHWOOD DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-571-016	723 SOUTHWOOD DR	R-1-6
125-571-017	715 SOUTHWOOD DR	R-1-6
125-571-018	709 SOUTHWOOD DR	R-1-6
125-571-019	2021 WEST AVE	R-1-6
125-571-036	2010 WESTWOOD DR	R-1-6
125-571-038	776 LEO DR	R-1-6
125-571-044	775 SOUTHWOOD DR	R-1-6
125-571-045	767 SOUTHWOOD DR	R-1-6
125-572-002	2122 WESTWOOD DR	R-1-6
125-572-004	2106 WESTWOOD DR	R-1-6
125-572-005	788 SOUTHWOOD DR	R-1-6
125-572-011	742 SOUTHWOOD DR	R-1-6
125-572-014	720 SOUTHWOOD DR	R-1-6
125-572-015	712 SOUTHWOOD DR	R-1-6
125-572-016	2105 WEST AVE	R-1-6
125-572-018	2143 WEST AVE	R-1-6
125-572-021	2130 WESTWOOD DR	R-1-6
125-572-023	785 CAMELLIA CT	R-1-6
125-572-026	755 CAMELLIA CT	R-1-6
125-572-027	745 CAMELLIA CT	R-1-6
125-572-028	735 CAMELLIA CT	R-1-6
125-572-029	725 CAMELLIA CT	R-1-6
125-572-034	705 CAMELLIA CT	R-1-6
125-572-038	2151 WEST AVE	R-1-6
125-573-005	2103 WESTWOOD DR	R-1-6
125-574-004	781 LEO DR	R-1-6
125-574-005	773 LEO DR	R-1-6
125-574-010	733 LEO DR	R-1-6
125-574-011	725 LEO DR	R-1-6
125-574-012	717 LEO DR	R-1-6
125-574-013	709 LEO DR	R-1-6
125-590-001	508 DEBBIE DR	R-1-6
125-590-003	532 DEBBIE DR	R-1-6
125-590-004	544 DEBBIE DR	R-1-6
125-590-007	582 DEBBIE DR	R-1-6
125-590-010	628 DEBBIE DR	R-1-6
125-590-012	1685 MATHWIG DR	R-1-6
125-590-015	1635 MATHWIG DR	R-1-6
125-590-018	1609 MATHWIG DR	R-1-6
125-590-019	1599 JAVORE DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-590-020	1583 JAVORE DR	R-1-6
125-590-021	1571 JAVORE DR	R-1-6
125-590-026	539 FUNSTON DR	R-1-6
125-590-027	527 FUNSTON DR	R-1-6
125-590-030	506 FUNSTON DR	R-1-6
125-590-032	530 FUNSTON DR	R-1-6
125-590-035	1588 JAVORE DR	R-1-6
125-590-038	1632 JAVORE DR	R-1-6
125-590-039	1656 JAVORE DR	R-1-6
125-590-040	1674 JAVORE DR	R-1-6
125-590-041	517 DEBBIE DR	R-1-6
125-590-046	1688 JAVORE DR	R-1-6
125-590-047	591 DEBBIE DR	R-1-6
125-590-050	1649 JAVORE DR	R-1-6
125-590-051	1604 MATHWIG DR	R-1-6
125-590-056	605 DEBBIE DR	R-1-6
125-590-061	401 SHEPP CT	R-1-6
125-590-063	1581 DUTTON AVE	R-1-6
125-590-064	419 SHEPP CT	R-1-6
125-590-067	1701 DUTTON AVE	R-1-6
125-600-002	1525 FUNSTON DR	R-1-6
125-600-005	1501 FUNSTON DR	R-1-6
125-600-008	1435 HOGREFE WAY	R-1-6
125-600-011	1411 HOGREFE WAY	R-1-6
125-600-013	140 CHERIE WAY	R-1-6
125-600-014	130 CHERIE WAY	R-1-6
125-600-016	1421 FUNSTON DR	R-1-6
125-600-017	1433 FUNSTON DR	R-1-6
125-600-019	1469 FUNSTON DR	R-1-6
125-600-022	1448 HOGREFE WAY	R-1-6
125-600-023	1444 HOGREFE WAY	R-1-6
125-600-024	1428 HOGREFE WAY	R-1-6
125-600-031	1460 FUNSTON DR	R-1-6
125-600-033	1440 FUNSTON DR	R-1-6
125-600-034	1430 FUNSTON DR	R-1-6
125-600-036	1410 FUNSTON DR	R-1-6
125-600-037	1400 FUNSTON DR	R-1-6
125-600-039	1378 FUNSTON DR	R-1-6
125-600-041	1365 FUNSTON DR	R-1-6
125-600-043	139 CHERIE WAY	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-600-044	147 CHERIE WAY	R-1-6
125-600-046	159 CHERIE WAY	R-1-6
125-600-047	163 CHERIE WAY	R-1-6
125-600-048	187 CHERIE WAY	R-1-6
125-600-050	170 CHERIE WAY	R-1-6
125-600-052	1476 FUNSTON DR	R-1-6
125-620-001	217 SANTINI CT	R-1-6
125-620-005	241 SANTINI CT	R-1-6
125-620-007	253 SANTINI CT	R-1-6
125-620-008	259 SANTINI CT	R-1-6
125-620-012	236 SANTINI CT	R-1-6
125-620-013	SANTINI CT	R-1-6
125-620-014	224 SANTINI CT	R-1-6
125-620-016	212 SANTINI CT	R-1-6
125-620-018	200 SANTINI CT	R-1-6
125-640-001	1119 BURBANK AVE	R-1-6
125-640-003	1451 HUGHES AVE	R-1-6
125-640-007	1549 HUGHES AVE	R-1-6
125-640-008	1575 HUGHES AVE	R-1-6
125-640-010	1121 COMALLI ST	R-1-6
125-640-011	1135 COMALLI ST	R-1-6
125-640-012	1151 COMALLI ST	R-1-6
125-640-014	1138 COMALLI ST	R-1-6
125-640-015	1126 COMALLI ST	R-1-6
125-640-019	1502 HUGHES AVE	R-1-6
125-640-021	1454 HUGHES AVE	R-1-6
125-640-023	1410 HUGHES AVE	R-1-6
125-660-001	1342 FUNSTON DR	R-1-6
125-660-002	1348 FUNSTON DR	R-1-6
125-660-003	1354 FUNSTON DR	R-1-6
125-660-012	169 IRON HORSE LN	R-1-6
125-660-013	181 TORZELLI LN	R-1-6
035-121-006	965 STONY POINT RD	R-1-6
035-121-014	932 KENMORE LN	R-1-6
035-121-015	936 KENMORE LN	R-1-6
035-121-017	964 KENMORE LN	R-1-6
035-121-020	2057 MESA WAY	R-1-6
035-121-023	2109 MESA WAY	R-1-6
035-121-024	2117 MESA WAY	R-1-6
035-121-025	2125 MESA WAY	R-1-6



**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
035-121-027	2141 MESA WAY	R-1-6
035-121-031	1022 KENMORE LN	R-1-6
035-121-032	1030 KENMORE LN	R-1-6
035-121-038	918 KENMORE LN	R-1-6
035-121-039	922 KENMORE LN	R-1-6
035-121-049	973 STONY POINT RD	R-1-6
035-121-053	946 KENMORE LN	R-1-6
035-121-056	956 KENMORE LN	R-1-6
035-122-001	1103 STONY POINT RD	R-1-6
035-122-004	1127 STONY POINT RD	R-1-6
035-122-005	1135 STONY POINT RD	R-1-6
035-122-008	2108 MESA WAY	R-1-6
035-122-009	2112 MESA WAY	R-1-6
035-122-011	2124 MESA WAY	R-1-6
035-122-012	2132 MESA WAY	R-1-6
035-123-005	975 KENMORE LN	R-1-6
035-123-007	1009 KENMORE LN	R-1-6
035-123-008	1021 KENMORE LN	R-1-6
035-123-009	1025 KENMORE LN	R-1-6
035-123-012	2261 GARDNER AVE	R-1-6
035-123-013	965 KENMORE LN	R-1-6
035-123-016	2255 GARDNER AVE	R-1-6
035-123-021	919 KENMORE LN	R-1-6
043-011-009	1425 GLORIA DR	R-3-18
043-011-011	2315 WEST AVE	R-1-6
043-011-012	2327 WEST AVE	R-1-6
043-011-041	1473 GLORIA DR	R-1-6
043-011-042	2141 CAMELLIA CT	R-1-6
043-011-047	706 CAMELLIA CT	R-1-6
043-011-048	2267 WEST AVE	R-1-6
043-011-049	2255 WEST AVE	R-1-6
043-012-013	1635 HEARN AVE	R-1-6
043-012-015	2223 WESTWOOD DR	R-1-6
043-012-016	1661 HEARN AVE	R-1-6
043-012-020	1629 HEARN AVE	R-1-6
043-013-001	1526 GLORIA DR	R-1-6
043-013-002	1520 GLORIA DR	R-1-6
043-013-007	1468 GLORIA DR	R-1-6
043-013-009	1444 GLORIA DR	R-1-6
043-013-014	2218 WESTWOOD DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-013-017	1525 HEARN AVE	R-1-6
043-013-020	1483 HEARN AVE	R-1-6
043-013-027	2220 WESTWOOD DR	R-1-6
043-013-028	2222 WESTWOOD DR	R-1-6
043-013-035	1420 GLORIA DR	R-1-6
043-014-002	1505 GLORIA DR	R-1-6
043-014-004	2138 CAMELLIA CT	R-1-6
043-014-011	1527 GLORIA DR	R-1-6
043-014-013	780 CAMELLIA CT	R-1-6
043-014-014	770 CAMELLIA CT	R-1-6
043-014-015	1525 GLORIA DR	R-1-6
043-021-001	2250 WEST AVE	R-1-6
043-021-002	1265 VALERIE WAY	R-1-6
043-021-010	2314 WEST AVE	R-1-6
043-021-020	1257 GLORIA DR	R-1-6
043-021-023	1171 GLORIA DR	R-1-6
043-021-025	1119 GLORIA DR	R-1-6
043-021-027	1041 GLORIA DR	R-1-6
043-021-028	1029 GLORIA DR	R-1-6
043-021-029	2311 DUTTON AVE	R-1-6
043-021-030	2319 DUTTON AVE	R-1-6
043-021-031	2331 DUTTON AVE	R-1-6
043-021-032	2399 DUTTON AVE	R-1-6
043-021-034	1256 VALERIE WAY	R-1-6
043-021-036	1149 VALERIE WAY	R-1-6
043-021-041	1202 VALERIE WAY	R-1-6
043-021-043	1224 VALERIE WAY	R-1-6
043-021-045	1223 VALERIE WAY	R-1-6
043-021-047	1218 VALERIE WAY	R-1-6
043-021-049	1122 VALERIE WAY	R-1-6
043-021-050	1136 VALERIE WAY	R-1-6
043-021-053	1235 VALERIE WAY	R-1-6
043-021-059	1118 VALERIE WAY	R-1-6
043-021-061	1114 VALERIE WAY	R-1-6
043-021-066	1119 VALERIE WAY	R-1-6
043-021-071	1201 GLORIA DR	R-1-6
043-031-001	1272 GLORIA DR	R-1-6
043-031-007	1206 GLORIA DR	R-1-6
043-031-009	1160 GLORIA DR	R-1-6
043-031-010	1138 GLORIA DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-031-011	1126 GLORIA DR	R-1-6
043-031-013	1102 GLORIA DR	R-1-6
043-031-015	1030 GLORIA DR	R-1-6
043-031-019	1235 HEARN AVE	R-1-6
043-031-020	1225 HEARN AVE	R-1-6
043-031-021	1215 HEARN AVE	R-1-6
043-031-023	1161 HEARN AVE	R-1-6
043-031-024	1135 HEARN AVE	R-1-6
043-031-027	1103 HEARN AVE	R-1-6
043-031-038	1260 GLORIA DR	R-1-6
043-031-043	1261 HEARN AVE	R-1-6
043-041-016	2080 DUTTON AVE	R-1-6
043-041-030	963 NAIFY LN	R-1-6
043-041-031	2294 DUTTON AVE	R-1-6
043-041-036	NONE	R-1-6
043-041-038	2440 DUTTON AVE	R-1-6
043-041-039	2444 DUTTON AVE	R-1-6
043-041-043	2100 DUTTON AVE	R-3-18
043-041-058	777 HEARN AVE	R-1-6
043-052-002	2369 WHITEWOOD DR	R-1-6
043-052-003	2397 WHITEWOOD DR	R-1-6
043-052-004	2425 WHITEWOOD DR	R-1-6
043-052-006	2477 WHITEWOOD DR	R-1-6
043-052-008	2509 WHITEWOOD DR	R-1-6
043-052-016	2593 WHITEWOOD DR	R-1-6
043-053-014	2532 WHITEWOOD DR	R-1-6
043-053-015	2514 WHITEWOOD DR	R-1-6
043-053-017	2502 WHITEWOOD DR	R-1-6
043-053-019	2450 WHITEWOOD DR	R-1-6
043-053-020	2424 WHITEWOOD DR	R-1-6
043-053-022	2368 WHITEWOOD DR	R-1-6
043-053-023	2340 WHITEWOOD DR	R-1-6
043-053-028	2537 CORBY AVE	R-3-18
043-053-030	2549 CORBY AVE	R-3-18
043-053-032	2575 CORBY AVE	CG
043-053-035	2517 CORBY AVE	R-3-18
043-053-036	2571 CORBY AVE	R-3-18
043-053-037	2519 CORBY AVE	R-3-18
043-053-048	2369 CORBY AVE	R-3-18
043-053-055	2371 CORBY AVE	R-3-18

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-053-057	493 HEARN AVE	R-3-18
043-053-059	2585 KENTON CT	R-3-18
043-053-060	2571 KENTON CT	R-3-18
043-053-061	2557 KENTON CT	R-3-18
043-053-065	2425 KENTON CT	R-3-18
043-053-067	2369 KENTON CT	R-3-18
043-053-070	2398 KENTON CT	R-3-18
043-053-072	2434 KENTON CT	R-3-18
043-053-073	2500 KENTON CT	R-3-18
043-053-075	537 HEARN AVE	R-3-18
043-053-076	2560 KENTON CT	R-3-18
043-053-077	2530 KENTON CT	R-3-18
043-053-080	2572 WHITEWOOD DR	R-1-6
043-064-001	2380 CORBY AVE	R-1-6
043-064-006	2570 CORBY AVE	PI
043-064-011	2122 CORBY AVE	R-1-6
043-161-001	596 COTTONWOOD DR	R-1-6
043-161-004	562 COTTONWOOD DR	R-1-6
043-161-005	514 COTTONWOOD DR	R-1-6
043-161-006	476 COTTONWOOD DR	R-1-6
043-161-007	448 COTTONWOOD DR	R-1-6
043-161-008	410 COTTONWOOD DR	R-1-6
043-161-009	392 COTTONWOOD DR	R-1-6
043-161-010	378 COTTONWOOD DR	R-1-6
043-161-012	2261 CORBY AVE	R-1-6
043-162-001	588 SMOKEWOOD DR	R-1-6
043-162-002	2220 WHITEWOOD DR	R-1-6
043-162-006	565 COTTONWOOD DR	R-1-6
043-162-009	453 COTTONWOOD DR	R-1-6
043-162-014	355 COTTONWOOD DR	R-1-6
043-162-015	2245 CORBY AVE	R-1-6
043-162-036	390 SMOKEWOOD DR	R-1-6
043-162-039	450 SMOKEWOOD DR	R-1-6
043-162-041	516 SMOKEWOOD DR	R-1-6
043-162-042	564 SMOKEWOOD DR	R-1-6
043-163-002	589 SMOKEWOOD DR	R-1-6
043-163-003	583 SMOKEWOOD DR	R-1-6
043-163-010	386 ASHWOOD DR	R-1-6
043-163-011	440 ASHWOOD DR	R-1-6
043-163-012	484 ASHWOOD DR	R-1-6

**ROSELAND COUNTY ISLAND**

APN	ADDRESS	PREZONE
043-163-016	584 ASHWOOD DR	R-1-6
043-164-002	2287 WHITEWOOD DR	R-1-6
043-164-003	2255 WHITEWOOD DR	R-1-6
043-164-013	585 ASHWOOD DR	R-1-6
043-164-014	567 ASHWOOD DR	R-1-6
043-164-015	541 ASHWOOD DR	R-1-6
043-164-017	495 ASHWOOD DR	R-1-6
043-164-018	467 ASHWOOD DR	R-1-6
043-164-019	439 ASHWOOD DR	R-1-6
043-164-020	407 ASHWOOD DR	R-1-6
043-164-021	401 ASHWOOD DR	R-1-6
043-164-026	357 SMOKEWOOD DR	R-1-6
043-164-030	2109 CORBY AVE	R-1-6
043-164-034	2101 CORBY AVE	R-1-6
043-164-043	599 ASHWOOD DR	R-1-6
043-164-045	NONE	R-1-6
043-164-047	397 ASHWOOD DR	R-1-6
043-164-048	2103 CORBY AVE	R-1-6
043-164-050	2115 WHITEWOOD DR	R-1-6
043-210-001	2330 CORBY AVE	R-3-18
043-210-002	2328 CORBY AVE	R-3-18
043-210-007	2310 CORBY AVE	R-3-18
043-210-008	2308 CORBY AVE	R-3-18
043-210-009	2306 CORBY AVE	R-3-18
043-210-012	2300 CORBY AVE	R-3-18
043-210-013	2350 CORBY AVE	R-3-18
043-210-014	2348 CORBY AVE	R-3-18
043-210-015	2346 CORBY AVE	R-3-18
043-230-011	NONE	R-3-18
043-300-001	2370 DUTTON AVE	R-1-6
043-300-002	976 NAIFY LN	R-1-6
043-300-003	960 NAIFY LN	R-1-6
043-300-005	928 NAIFY LN	R-1-6
043-300-007	894 NAIFY LN	R-1-6
043-300-008	872 NAIFY LN	R-1-6
043-300-009	850 NAIFY LN	R-1-6
043-300-010	828 NAIFY LN	R-1-6
043-300-011	806 NAIFY LN	R-1-6
043-300-012	2342 VANDERFORD DR	R-1-6
043-300-013	2348 VANDERFORD DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
043-300-015	2360 VANDERFORD DR	R-1-6
043-300-017	2372 VANDERFORD DR	R-1-6
043-300-019	2390 VANDERFORD DR	R-1-6
043-300-020	2396 VANDERFORD DR	R-1-6
043-300-021	819 GLORIA DR	R-1-6
043-300-022	831 GLORIA DR	R-1-6
043-300-024	875 GLORIA DR	R-1-6
043-300-027	939 GLORIA DR	R-1-6
043-300-029	973 GLORIA DR	R-1-6
043-300-031	2360 DUTTON AVE	IG
043-300-032	NONE	R-1-6
043-300-034	958 GLORIA DR	R-1-6
043-300-037	852 GLORIA DR	R-1-6
043-300-039	2400 VANDERFORD DR	R-1-6
125-031-005	377 ROSELAND AVE	R-3-18
125-043-001	258 ROSELAND AVE	R-3-18
125-043-002	NONE	R-3-18
125-043-004	270 DUTTON AVE	R-3-18
125-081-016	1577 SEBASTOPOL RD	CG
125-081-027	1589 HAMPTON WAY	R-3-18
125-081-028	1587 SEBASTOPOL RD	CG
125-082-020	1665 SEBASTOPOL RD	CG
125-082-021	1701 SEBASTOPOL RD	CG
125-082-024	1611 SEBASTOPOL RD	CG
125-091-026	555 ROSELAND AVE	R-3-18
125-091-031	1435 SEBASTOPOL RD	CG for the southern portion of the property fronting on Sebastopol Road; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-091-033	1415 SEBASTOPOL RD	CG
125-091-034	1355 SEBASTOPOL RD	MH
125-091-037	1117 SEBASTOPOL RD	CG
125-101-004	634 ROSELAND AVE	R-3-18
125-101-015	588 ROSELAND AVE	R-3-18
125-101-018	562 ROSELAND AVE	R-3-18
125-101-031	883 SEBASTOPOL RD	R-3-18
125-101-045	887 SEBASTOPOL RD	R-3-18

**ROSELAND COUNTY ISLAND**

APN	ADDRESS	PREZONE
125-101-049	949 SEBASTOPOL RD	CG for the southern portion of the property fronting on Sebastopol Road; R-3-18 for the northern portion of the property (following the General Plan land use line)
125-101-052	1075 SEBASTOPOL RD	CG
125-111-045	673 SEBASTOPOL RD	CG
125-131-022	1793 ROSE AVE	R-1-6
125-131-023	1785 ROSE AVE	R-1-6
125-131-026	1755 ROSE AVE	R-1-6
125-131-028	1719 ROSE AVE	R-1-6
125-131-030	1717 ROSE AVE	R-1-6
125-131-031	1707 ROSE AVE	R-1-6
125-131-034	1615 ROSE AVE	R-1-6
125-131-036	1597 ROSE AVE	R-1-6
125-131-053	1763 ROSE AVE	R-1-6
125-131-054	960 STONY POINT RD	CG
125-131-057	996 STONY POINT RD	R-1-6
125-131-064	970 STONY POINT RD	R-1-6
125-131-065	962 STONY POINT RD	R-1-6
125-131-067	1660 SEBASTOPOL RD	CG
125-131-068	1580 SEBASTOPOL RD	CG
125-131-069	1560 SEBASTOPOL RD	CG
125-131-081	1630 SEBASTOPOL RD	CG
125-141-006	817 BURBANK AVE	CG
125-141-007	821 BURBANK AVE	CG
125-141-012	1437 ROSE AVE	R-3-18
125-141-014	1455 ROSE AVE	R-3-18
125-141-015	1457 ROSE AVE	R-3-18
125-141-019	833 BURBANK AVE	R-1-6
125-141-023	1480 SEBASTOPOL RD	CG
125-142-011	814 BURBANK AVE	CG
125-142-013	830 BURBANK AVE	CG
125-142-015	901 MCMINN AVE	R-1-6
125-142-017	857 MCMINN AVE	R-1-6
125-142-023	835 MCMINN AVE	R-1-6
125-142-036	843 MCMINN AVE	R-1-6
125-142-050	1352 SUGAR BEAR LN	R-1-6
125-142-052	1357 SUGAR BEAR LN	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-142-060	1337 SUGAR BEAR LN	R-1-6
125-142-062	1329 SUGAR BEAR LN	R-1-6
125-142-066	1350 SEBASTOPOL RD	CG
125-142-070	1124 SEBASTOPOL RD	CG
125-151-042	816 MCMINN AVE	CG
125-151-043	1024 SEBASTOPOL RD	CG
125-161-024	760 SEBASTOPOL RD	CG
125-161-025	722 SEBASTOPOL RD	CG
125-161-033	620 SEBASTOPOL RD	CG
125-162-024	500 SEBASTOPOL RD	CG
125-162-025	470 SEBASTOPOL RD	CG
125-162-026	426 SEBASTOPOL RD	CG
125-162-027	400 DUTTON AVE	CG
125-162-030	580 SEBASTOPOL RD	CG
125-171-015	180 SEBASTOPOL RD	R-3-18
125-172-014	248 SEBASTOPOL RD	R-3-18
125-172-040	370 SEBASTOPOL RD	R-3-18
125-191-005	1870 ROSE AVE	R-1-6
125-191-006	1858 ROSE AVE	R-1-6
125-191-007	1846 ROSE AVE	R-1-6
125-191-008	1834 ROSE AVE	R-1-6
125-191-009	1822 ROSE AVE	R-1-6
125-191-011	1748 ROSE AVE	R-1-6
125-191-012	1738 ROSE AVE	R-1-6
125-191-013	1718 ROSE AVE	R-1-6
125-191-014	1015 JANERO DR	R-1-6
125-191-015	1038 STONY POINT RD	R-1-6
125-191-018	1901 MESA WAY	R-1-6
125-191-020	1861 MESA WAY	R-1-6
125-191-025	1749 MESA WAY	R-1-6
125-191-026	1735 MESA WAY	R-1-6
125-191-027	1721 MESA WAY	R-1-6
125-191-028	1033 JANERO DR	R-1-6
125-192-002	1940 MESA WAY	R-1-6
125-192-005	1884 MESA WAY	R-1-6
125-192-006	1870 MESA WAY	R-1-6
125-192-008	1844 MESA WAY	R-1-6
125-192-009	1830 MESA WAY	R-1-6
125-192-011	1756 MESA WAY	R-1-6
125-192-014	1115 JANERO DR	R-1-6



**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-192-016	1935 JANERO DR	R-1-6
125-192-017	1919 JANERO DR	R-1-6
125-192-021	1851 JANERO DR	R-1-6
125-192-023	1819 JANERO DR	R-1-6
125-192-024	1801 JANERO DR	R-1-6
125-192-026	1741 JANERO DR	R-1-6
125-192-027	1729 JANERO DR	R-1-6
125-192-030	1742 MESA WAY	R-1-6
125-193-002	1942 JANERO DR	R-1-6
125-193-005	1892 JANERO DR	R-1-6
125-193-006	1876 JANERO DR	R-1-6
125-193-008	1844 JANERO DR	R-1-6
125-193-009	1828 JANERO DR	R-1-6
125-193-011	1764 JANERO DR	R-1-6
125-193-012	1748 JANERO DR	R-1-6
125-193-013	1732 JANERO DR	R-1-6
125-193-014	1726 JANERO DR	R-1-6
125-193-022	1026 JANERO DR	R-1-6
125-193-023	1014 JANERO DR	R-1-6
125-193-024	1610 ROSE AVE	R-1-6
125-201-002	1608 ROSE AVE	R-1-6
125-201-009	1025 BURBANK AVE	R-1-6
125-201-018	1091 LILAC DR	R-1-6
125-201-021	1073 LILAC DR	R-1-6
125-201-025	1524 ROSE AVE	R-1-6
125-201-027	1027 BURBANK AVE	R-1-6
125-201-031	1093 BURBANK AVE	R-1-6
125-201-033	1215 BURBANK AVE	R-1-6
125-201-039	1097 BURBANK AVE	R-1-6
125-201-041	1219 BURBANK AVE	R-1-6
125-211-001	1020 BURBANK AVE	R-1-6
125-211-002	1026 BURBANK AVE	R-1-6
125-211-003	1251 SUNSET AVE	R-1-6
125-211-004	1233 SUNSET AVE	R-1-6
125-211-006	1209 SUNSET AVE	R-1-6
125-211-007	1181 SUNSET AVE	R-1-6
125-211-011	1127 SUNSET AVE	R-1-6
125-211-015	915 MCMINN AVE	R-1-6
125-212-002	1240 SUNSET AVE	R-1-6
125-212-003	1232 SUNSET AVE	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-212-012	1269 HUGHES AVE	R-1-6
125-212-019	1175 HUGHES AVE	R-1-6
125-212-021	1133 HUGHES AVE	R-1-6
125-212-022	997 MCMINN AVE	R-1-6
125-212-041	959 MCMINN AVE	R-1-6
125-212-042	1102 BURBANK AVE	R-1-6
125-212-043	1100 BURBANK AVE	R-1-6
125-213-004	1252 HUGHES AVE	R-1-6
125-213-005	1236 HUGHES AVE	R-1-6
125-213-007	1210 HUGHES AVE	R-1-6
125-213-008	1180 HUGHES AVE	R-1-6
125-213-009	1168 HUGHES AVE	R-1-6
125-213-011	1122 HUGHES AVE	R-1-6
125-213-012	1100 HUGHES AVE	R-1-6
125-222-006	943 SUNSET AVE	PI
125-251-002	1285 BURBANK AVE	R-1-6-SR
125-252-002	1360 BURBANK AVE	OSR-SR
125-252-003	1370 BURBANK AVE	R-3-18-SR
125-301-005	186 W BARHAM AVE	R-1-6
125-301-018	180 W BARHAM AVE	R-1-6
125-301-022	1132 DUTTON AVE	R-3-18
125-301-030	1282 DUTTON AVE	R-1-6
125-301-038	40 W BARHAM AVE	IL
125-301-040	194 W BARHAM AVE	R-3-18
125-301-042	1234 DUTTON AVE	R-1-6
125-301-048	189 SCHLEE WAY	R-1-6
125-301-050	177 SCHLEE WAY	R-1-6
125-301-052	1175 TARA DR	R-1-6
125-301-053	1155 TARA DR	R-1-6
125-301-055	159 SCHLEE WAY	R-1-6
125-301-059	125 SCHLEE WAY	R-1-6
125-301-060	117 SCHLEE WAY	R-1-6
125-301-062	NONE	R-1-6
125-301-065	1160 TARA DR	R-1-6
125-321-002	1683 BURBANK AVE	PI-SR
125-331-001	1400 BURBANK AVE	OSR-SR
125-331-003	1400 BURBANK AVE	R-1-6-SR
125-331-005	1450 BURBANK AVE	R-1-6-SR
125-351-002	592 SOUTH AVE	R-3-18
125-351-003	556 SOUTH AVE	R-3-18

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-351-005	532 SOUTH AVE	R-3-18
125-351-007	1482 WEST AVE	R-3-18
125-351-012	1345 VINEYARD CT	R-3-18
125-351-013	1351 VINEYARD CT	R-3-18
125-351-015	1352 VINEYARD CT	R-3-18
125-351-017	418 SOUTH AVE	R-3-18
125-351-019	1319 DUTTON AVE	R-3-18
125-351-020	1323 DUTTON AVE	R-3-18
125-351-032	569 RICHARDSON CT	R-3-18
125-351-033	553 RICHARDSON CT	R-3-18
125-351-035	549 RICHARDSON CT	R-3-18
125-351-037	1457 RICHARDSON CT	R-3-18
125-351-039	533 RICHARDSON CT	R-3-18
125-351-041	521 RICHARDSON CT	R-3-18
125-351-044	1451 DUTTON AVE	R-3-18
125-361-005	1724 BURBANK AVE	R-1-6-SR
125-361-006	1690 BURBANK AVE	R-1-6-SR
125-361-007	1720 BURBANK AVE	R-1-6-SR
125-371-013	1030 ROSE MEADOW CT	R-1-6
125-371-016	1037 ROSE MEADOW CT	R-1-6
125-371-017	1049 ROSE MEADOW CT	R-1-6
125-371-018	1061 ROSE MEADOW CT	R-1-6
125-371-019	1073 ROSE MEADOW CT	R-1-6
125-371-024	961 ROSE MEADOW CT	R-1-6
125-371-025	1647 WEST AVE	R-1-6
125-371-026	1639 WEST AVE	R-1-6
125-371-028	896 ROSE MEADOW CT	R-1-6
125-371-031	929 ROSE BUD CT	R-1-6
125-371-032	921 ROSE BUD CT	R-1-6
125-371-033	913 ROSE BUD CT	R-1-6
125-371-036	889 ROSE MEADOW CT	R-1-6
125-371-037	887 ROSE MEADOW CT	R-1-6
125-371-038	865 ROSE MEADOW CT	R-1-6
125-371-039	1597 WEST AVE	R-1-6
125-371-045	1447 MCMINN AVE	R-1-6
125-371-046	1433 MCMINN AVE	R-1-6
125-371-048	1557 WEST AVE	R-1-6
125-381-003	1550 WEST AVE	OSR
125-381-013	1518 WEST AVE	R-3-18
125-381-014	1500 WEST AVE	R-3-18

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-381-018	1507 DUTTON AVE	R-3-18
125-381-019	500 FALETTO CT	R-3-18
125-381-020	1453 DUTTON AVE	R-3-18
125-391-002	1448 DUTTON AVE	R-1-6
125-391-004	1460 DUTTON AVE	R-1-6
125-391-012	1450 DUTTON AVE	R-1-6
125-391-028	1418 DUTTON AVE	R-1-6
125-411-006	1845 BURBANK AVE	R-1-6-SR
125-411-007	1815 BURBANK AVE	R-1-6-SR
125-421-003	1870 BURBANK AVE	R-1-6-SR
125-421-008	1800 BURBANK AVE	R-1-6-SR
125-421-010	1800 BURBANK AVE	R-1-6-SR
125-421-013	830 LIANA DR	R-1-6
125-421-015	1800 BURBANK AVE	R-1-6-SR
125-421-018	2030 BURBANK AVE	R-3-18-SR
125-421-020	1840 BURBANK AVE	R-1-6-SR
125-421-021	1850 BURBANK AVE	R-1-6-SR
125-431-014	707 LIANA DR	R-1-6
125-431-016	741 LIANA DR	R-1-6
125-431-017	753 LIANA DR	R-1-6
125-431-019	777 LIANA DR	R-1-6
125-431-020	789 LIANA DR	R-1-6
125-431-021	799 LIANA DR	R-1-6
125-431-022	1935 BIWANA DR	R-1-6
125-431-025	1777 WEST AVE	PI
125-432-002	816 LIANA DR	R-1-6
125-432-005	780 LIANA DR	R-1-6
125-432-008	744 LIANA DR	R-1-6
125-432-015	710 LIANA DR	R-1-6
125-441-004	1824 WEST AVE	R-1-6
125-441-005	1826 WEST AVE	R-1-6
125-441-009	1900 WEST AVE	R-1-6
125-441-020	1816 WEST AVE	R-1-6
125-441-022	1820 WEST AVE	R-1-6
125-441-026	1870 WEST AVE	R-1-6
125-441-027	1868 WEST AVE	R-1-6
125-451-009	1730 DUTTON AVE	R-1-6
125-451-020	1648 DUTTON AVE	R-3-18
125-451-027	1704 DUTTON AVE	R-3-18
125-451-029	1630 DUTTON AVE	R-3-18

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-451-037	1664 DUTTON AVE	R-3-18
125-451-043	1684 DUTTON AVE	R-3-18
125-451-044	1686 DUTTON AVE	R-3-18
125-451-047	1680 DUTTON AVE	R-3-18
125-451-048	1660 DUTTON AVE	R-3-18
125-471-004	2049 BURBANK AVE	R-1-6-SR
125-471-005	2053 BURBANK AVE	R-1-6-SR
125-471-011	2015 BURBANK AVE	R-1-6-SR
125-471-014	1967 BURBANK AVE	R-1-6-SR
125-471-015	1969 BURBANK AVE	R-1-6-SR
125-471-018	2021 BURBANK AVE	R-1-6-SR
125-471-020	2057 BURBANK AVE	R-1-6-SR
125-471-022	2003 BURBANK AVE	R-1-6-SR
125-471-024	2153 BURBANK AVE	R-1-6-SR
125-481-005	2216 BURBANK AVE	R-1-6-SR
125-481-006	2230 BURBANK AVE	R-1-6-SR
125-481-009	815 LEO DR	R-1-6
125-481-010	2054 BURBANK AVE	R-1-6-SR
125-493-010	2146 WEST AVE	R-1-6
125-493-023	2075 DUTTON AVE	R-1-6
125-493-032	605 METAXA CT	R-1-6
125-493-033	633 METAXA CT	R-1-6
125-493-034	631 METAXA CT	R-1-6
125-493-035	615 METAXA CT	R-1-6
125-493-038	2079 DUTTON AVE	R-1-6
125-493-039	2077 DUTTON AVE	R-1-6
125-493-041	640 METAXA CT	R-1-6
125-493-046	600 METAXA CT	R-1-6
125-501-014	2080 DUTTON AVE	R-1-6
125-501-016	1980 DUTTON AVE	R-1-6
125-501-017	2000 DUTTON AVE	R-1-6
125-501-018	2020 DUTTON AVE	R-1-6
125-511-008	2223 BURBANK AVE	R-1-6-SR
125-511-014	2333 BURBANK AVE	R-1-6-SR
125-511-018	2225 BURBANK AVE	R-1-6-SR
125-511-019	2219 BURBANK AVE	R-1-6-SR
125-531-014	1729 HEARN AVE	R-3-30
125-531-015	1727 HEARN AVE	R-3-30
125-531-017	1711 HEARN AVE	R-3-30
125-531-018	1707 HEARN AVE	R-3-30

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-531-019	1735 HEARN AVE	R-3-30
125-531-020	1749 HEARN AVE	R-3-30
125-541-002	2354 BURBANK AVE	R-1-6-SR
125-541-017	2452 BURBANK AVE	R-1-6-SR
125-541-018	2239 WESTLAND DR	R-1-6
125-541-019	2233 WESTLAND DR	R-1-6
125-541-021	2213 AMES CT	R-1-6
125-541-022	2205 AMES CT	R-1-6
125-541-024	2151 AMES CT	R-1-6
125-541-025	2145 AMES CT	R-1-6
125-541-029	2186 AMES CT	R-1-6
125-541-033	2189 WESTLAND DR	R-1-6
125-541-036	2139 WESTLAND DR	R-1-6
125-541-037	2139 AMES CT	R-1-6
125-541-038	2137 AMES CT	R-1-6
125-541-043	1701 HEARN AVE	R-3-30
125-542-001	2130 WESTWOOD DR	R-1-6
125-544-001	2127 WESTWOOD DR	R-1-6
125-544-003	2143 WESTWOOD DR	R-1-6
125-544-007	2136 WESTLAND DR	R-1-6
125-544-008	2140 WESTLAND DR	R-1-6
125-545-001	2215 WESTWOOD DR	R-1-6
125-545-003	1606 GLORIA DR	R-1-6
125-545-004	1618 GLORIA DR	R-1-6
125-545-005	2206 WESTLAND DR	R-1-6
125-545-007	2214 WESTLAND DR	R-1-6
125-545-008	2218 WESTLAND DR	R-1-6
125-545-009	2222 WESTLAND DR	R-1-6
125-545-011	2238 WESTLAND DR	R-1-6
125-561-001	651 LEO DR	R-1-6
125-561-003	635 LEO DR	R-1-6
125-561-004	627 LEO DR	R-1-6
125-561-005	619 LEO DR	R-1-6
125-561-006	611 LEO DR	R-1-6
125-561-011	525 LEO DR	R-1-6
125-561-012	515 LEO DR	R-1-6
125-561-013	509 LEO DR	R-1-6
125-562-005	614 LEO DR	R-1-6
125-562-006	608 LEO DR	R-1-6
125-562-007	600 LEO DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-562-008	552 LEO DR	R-1-6
125-562-009	542 LEO DR	R-1-6
125-562-011	522 LEO DR	R-1-6
125-562-012	518 LEO DR	R-1-6
125-562-018	637 SOUTHWOOD DR	R-1-6
125-562-020	621 SOUTHWOOD DR	R-1-6
125-562-024	551 SOUTHWOOD DR	R-1-6
125-562-025	543 SOUTHWOOD DR	R-1-6
125-562-026	533 SOUTHWOOD DR	R-1-6
125-562-027	527 SOUTHWOOD DR	R-1-6
125-562-029	511 SOUTHWOOD DR	R-1-6
125-562-031	2016 WEST AVE	R-1-6
125-562-033	502 LEO DR	R-1-6
125-563-004	636 SOUTHWOOD DR	R-1-6
125-563-005	630 SOUTHWOOD DR	R-1-6
125-563-006	622 SOUTHWOOD DR	R-1-6
125-563-007	616 SOUTHWOOD DR	R-1-6
125-563-009	564 SOUTHWOOD DR	R-1-6
125-563-012	532 SOUTHWOOD DR	R-1-6
125-571-007	738 LEO DR	R-1-6
125-571-008	730 LEO DR	R-1-6
125-571-009	724 LEO DR	R-1-6
125-571-010	716 LEO DR	R-1-6
125-571-012	2007 WEST AVE	R-1-6
125-571-014	739 SOUTHWOOD DR	R-1-6
125-571-015	731 SOUTHWOOD DR	R-1-6
125-571-033	744 LEO DR	R-1-6
125-571-037	784 LEO DR	R-1-6
125-571-039	768 LEO DR	R-1-6
125-571-040	760 LEO DR	R-1-6
125-571-041	752 LEO DR	R-1-6
125-571-042	791 SOUTHWOOD DR	R-1-6
125-571-043	783 SOUTHWOOD DR	R-1-6
125-571-046	759 SOUTHWOOD DR	R-1-6
125-571-047	751 SOUTHWOOD DR	R-1-6
125-572-003	2114 WESTWOOD DR	R-1-6
125-572-006	780 SOUTHWOOD DR	R-1-6
125-572-007	772 SOUTHWOOD DR	R-1-6
125-572-008	764 SOUTHWOOD DR	R-1-6
125-572-009	758 SOUTHWOOD DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-572-010	750 SOUTHWOOD DR	R-1-6
125-572-012	734 SOUTHWOOD DR	R-1-6
125-572-013	728 SOUTHWOOD DR	R-1-6
125-572-017	2135 WEST AVE	R-1-6
125-572-024	775 CAMELLIA CT	R-1-6
125-572-025	765 CAMELLIA CT	R-1-6
125-572-030	715 CAMELLIA CT	R-1-6
125-572-032	795 CAMELLIA CT	R-1-6
125-573-001	804 LEO DR	R-1-6
125-573-002	2013 WESTWOOD DR	R-1-6
125-573-006	2111 WESTWOOD DR	R-1-6
125-573-007	2119 WESTWOOD DR	R-1-6
125-573-008	2021 WESTWOOD DR	R-1-6
125-573-009	2029 WESTWOOD DR	R-1-6
125-574-001	803 LEO DR	R-1-6
125-574-002	797 LEO DR	R-1-6
125-574-003	789 LEO DR	R-1-6
125-574-006	765 LEO DR	R-1-6
125-574-007	757 LEO DR	R-1-6
125-574-008	749 LEO DR	R-1-6
125-574-009	741 LEO DR	R-1-6
125-574-014	703 LEO DR	R-1-6
125-574-016	1989 WEST AVE	R-1-6
125-590-002	520 DEBBIE DR	R-1-6
125-590-005	558 DEBBIE DR	R-1-6
125-590-006	570 DEBBIE DR	R-1-6
125-590-008	594 DEBBIE DR	R-1-6
125-590-009	606 DEBBIE DR	R-1-6
125-590-011	640 DEBBIE DR	R-1-6
125-590-013	1669 MATHWIG DR	R-1-6
125-590-014	1651 MATHWIG DR	R-1-6
125-590-016	1627 MATHWIG DR	R-1-6
125-590-017	1615 MATHWIG DR	R-1-6
125-590-022	569 FUNSTON DR	R-1-6
125-590-023	563 FUNSTON DR	R-1-6
125-590-024	557 FUNSTON DR	R-1-6
125-590-025	551 FUNSTON DR	R-1-6
125-590-028	515 FUNSTON DR	R-1-6
125-590-029	505 FUNSTON DR	R-1-6
125-590-031	518 FUNSTON DR	R-1-6



**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-590-033	542 FUNSTON DR	R-1-6
125-590-034	556 FUNSTON DR	R-1-6
125-590-036	1590 JAVORE DR	R-1-6
125-590-042	1707 DUTTON AVE	R-1-6
125-590-043	507 DEBBIE DR	R-1-6
125-590-044	DEBBIE DR	R-1-6
125-590-045	533 DEBBIE DR	R-1-6
125-590-048	1683 JAVORE DR	R-1-6
125-590-049	1665 JAVORE DR	R-1-6
125-590-052	1630 MATHWIG DR	R-1-6
125-590-053	1640 MATHWIG DR	R-1-6
125-590-054	1660 MATHWIG DR	R-1-6
125-590-055	1670 MATHWIG DR	R-1-6
125-590-059	1600 JAVORE DR	R-1-6
125-590-062	407 SHEPP CT	R-1-6
125-590-065	1683 DUTTON AVE	R-1-6
125-590-066	424 SHEPP CT	R-1-6
125-590-068	408 SHEPP CT	R-1-6
125-590-069	402 SHEPP CT	R-1-6
125-600-001	1533 FUNSTON DR	R-1-6
125-600-003	1517 FUNSTON DR	R-1-6
125-600-004	1509 FUNSTON DR	R-1-6
125-600-006	1459 HOGREFE WAY	R-1-6
125-600-007	1451 HOGREFE WAY	R-1-6
125-600-009	1429 HOGREFE WAY	R-1-6
125-600-010	1417 HOGREFE WAY	R-1-6
125-600-012	148 CHERIE WAY	R-1-6
125-600-015	1415 FUNSTON DR	R-1-6
125-600-018	1441 FUNSTON DR	R-1-6
125-600-020	1481 FUNSTON DR	R-1-6
125-600-021	1485 FUNSTON DR	R-1-6
125-600-025	1422 HOGREFE WAY	R-1-6
125-600-026	1500 FUNSTON DR	R-1-6
125-600-027	1490 FUNSTON DR	R-1-6
125-600-028	1482 FUNSTON DR	R-1-6
125-600-032	1450 FUNSTON DR	R-1-6
125-600-035	1420 FUNSTON DR	R-1-6
125-600-038	1390 FUNSTON DR	R-1-6
125-600-040	1366 FUNSTON DR	R-1-6
125-600-042	1373 FUNSTON DR	R-1-6

**ROSELAND COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
125-600-045	1364 HOGREFE WAY	R-1-6
125-600-049	1368 DUTTON AVE	R-1-6
125-600-051	1468 FUNSTON DR	R-1-6
125-620-002	223 SANTINI CT	R-1-6
125-620-003	229 SANTINI CT	R-1-6
125-620-004	235 SANTINI CT	R-1-6
125-620-006	247 SANTINI CT	R-1-6
125-620-009	SANTINI CT	R-1-6
125-620-010	248 SANTINI CT	R-1-6
125-620-011	242 SANTINI CT	R-1-6
125-620-015	218 SANTINI CT	R-1-6
125-620-017	206 SANTINI CT	R-1-6
125-620-019	1544 DUTTON AVE	R-3-18
125-620-020	1546 DUTTON AVE	R-3-18
125-620-021	1548 DUTTON AVE	R-3-18
125-640-002	1425 HUGHES AVE	R-1-6
125-640-004	1473 HUGHES AVE	R-1-6
125-640-005	1497 HUGHES AVE	R-1-6
125-640-006	1521 HUGHES AVE	R-1-6
125-640-009	1593 HUGHES AVE	R-1-6
125-640-013	1146 COMALLI ST	R-1-6
125-640-016	1544 HUGHES AVE	R-1-6
125-640-017	1530 HUGHES AVE	R-1-6
125-640-018	1524 HUGHES AVE	R-1-6
125-640-020	1476 HUGHES AVE	R-1-6
125-640-022	1428 HUGHES AVE	R-1-6
125-660-004	1336 FUNSTON DR	R-1-6
125-660-005	152 DAWSON CREEK LN	R-1-6
125-660-006	1339 FUNSTON DR	R-1-6
125-660-007	151 DAWSON CREEK LN	R-1-6
125-660-008	156 DAWSON CREEK LN	R-1-6
125-660-009	164 IRON HORSE LN	R-1-6
125-660-010	165 IRON HORSE LN	R-1-6
125-660-011	1350 HOGREFE WAY	R-1-6
125-660-014	187 TORZELLI LN	R-1-6
125-660-015	193 TORZELLI LN	R-1-6
125-660-016	182 TORZELLI LN	R-1-6

**VICTORIA DRIVE COUNTY ISLAND**

APN	ADDRESS	PREZONE
043-083-003	2672 VICTORIA DR	R-1-6
043-083-004	2676 VICTORIA DR	R-1-6
043-083-005	2706 VICTORIA DR	R-1-6
043-083-007	2720 VICTORIA DR	R-1-6
043-083-008	2726 VICTORIA DR	R-1-6
043-083-010	2752 VICTORIA DR	R-1-6
043-083-011	2760 VICTORIA DR	R-1-6
043-083-012	2766 VICTORIA DR	R-1-6
043-083-014	2778 VICTORIA DR	R-1-6
043-083-016	NONE	R-1-6
043-084-001	2671 VICTORIA DR	R-1-6
043-084-003	2683 VICTORIA DR	R-1-6
043-084-005	2715 VICTORIA DR	R-1-6
043-084-007	2727 VICTORIA DR	R-1-6
043-084-008	2735 VICTORIA DR	R-1-6
043-084-010	2761 VICTORIA DR	R-1-6
043-084-011	933 DARLYN WAY	R-1-6
043-084-014	2777 VICTORIA DR	R-1-6
043-084-015	936 DARLYN WAY	R-1-6
043-084-016	2793 VICTORIA DR	R-1-6
043-084-018	965 DARLYN WAY	R-1-6
043-084-021	974 DARLYN WAY	R-1-6
043-084-023	NONE	R-1-6
043-191-009	2611 VICTORIA DR	R-1-6
043-191-011	2627 VICTORIA DR	R-1-6
043-192-007	2650 VICTORIA DR	R-1-6
043-192-008	2656 VICTORIA DR	R-1-6
043-192-010	2660 VICTORIA DR	R-1-6
043-192-012	749 VICTORIA CT	R-1-6
043-192-017	736 VICTORIA DR	R-1-6
043-200-001	NONE	R-1-6
043-083-006	2710 VICTORIA DR	R-1-6
043-083-009	2744 VICTORIA DR	R-1-6
043-083-013	2770 VICTORIA DR	R-1-6
043-083-015	2786 VICTORIA DR	R-1-6
043-084-002	2675 VICTORIA DR	R-1-6
043-084-006	2721 VICTORIA DR	R-1-6
043-084-009	2753 VICTORIA DR	R-1-6

**VICTORIA DRIVE COUNTY ISLAND**

APN	ADDRESS	PREZONE
043-084-012	2769 VICTORIA DR	R-1-6
043-084-019	995 DARLYN WAY	R-1-6
043-084-020	1015 DARLYN WAY	R-1-6
043-084-022	968 DARLYN WAY	R-1-6
043-191-010	2619 VICTORIA DR	R-1-6
043-191-012	2645 VICTORIA DR	R-1-6
043-191-013	2659 VICTORIA DR	R-1-6
043-192-006	2624 VICTORIA DR	R-1-6
043-192-011	2668 VICTORIA DR	R-1-6
043-192-016	740 VICTORIA CT	R-1-6

**WEST HEARN AVENUE COUNTY ISLAND**

APN	ADDRESS	PREZONE
134-011-003	2085 HEARN AVE	RR-20
134-011-005	2063 W HEARN AVE	RR-20
134-011-008	2029 HEARN AVE	RR-20
134-011-011	2125 HEARN AVE	RR-20
134-011-013	NONE	RR-20
134-012-004	2136 W HEARN AVE	RR-20
134-012-006	2118 W HEARN AVE	RR-20
134-012-012	2070 W HEARN AVE	RR-20
134-012-013	2042 HEARN AVE	RR-20
134-012-018	2160 HEARN AVE	RR-20
134-012-019	2156 W HEARN AVE	RR-20
134-022-002	2034 HEARN AVE	RR-20
134-280-005	2215 HEARN AVE	RR-20
134-280-006	2209 HEARN AVE	RR-20
134-280-007	2223 W HEARN AVE	RR-20
134-280-008	2235 W HEARN AVE	RR-20
134-280-009	2251 W HEARN AVE	RR-20
134-280-013	2283 W HEARN AVE	RR-20
134-280-014	2285 W HEARN AVE	RR-20
134-280-018	2226 W HEARN AVE	RR-20
134-280-020	2210 HEARN AVE	RR-20
134-280-025	2275 W HEARN AVE	RR-20
134-280-026	2293 W HEARN AVE	RR-20
134-280-027	2291 W HEARN AVE	RR-20
134-011-004	2075 HEARN AVE	RR-20
134-011-006	2051 W HEARN AVE	RR-20

**WEST HEARN AVENUE COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
134-011-007	2001 W HEARN AVE	RR-20
134-011-009	2037 HEARN AVE	RR-20
134-011-010	2115 HEARN AVE	RR-20
134-011-012	2149 W HEARN AVE	RR-20
134-012-002	2152 HEARN AVE	RR-20
134-012-003	2146 HEARN AVE	RR-20
134-012-005	2124 HEARN AVE	RR-20
134-012-008	2050 HEARN AVE	RR-20
134-012-011	2090 HEARN AVE	RR-20
134-022-035	2028 W HEARN AVE	RR-20
134-280-002	2287 HEARN AVE	RR-20
134-280-003	2281 W HEARN AVE	RR-20
134-280-004	2279 W HEARN AVE	RR-20
134-280-010	2273 W HEARN AVE	RR-20
134-280-011	2277 W HEARN AVE	RR-20
134-280-015	2280 W HEARN AVE	RR-20
134-280-016	2250 HEARN AVE	RR-20
134-280-017	2236 HEARN AVE	RR-20
134-280-019	2218 W HEARN AVE	RR-20
134-280-021	2279 W HEARN AVE	RR-20
134-280-022	2297 HEARN AVE	RR-20
134-280-023	2289 HEARN AVE	RR-20
134-280-024	2295 W HEARN AVE	RR-20

**BRITTAINE LANE COUNTY ISLAND**

<b>APN</b>	<b>ADDRESS</b>	<b>PREZONE</b>
035-063-036	609 BRITTAINE LN	R-3-18
035-251-002	644 BRITTAINE LN	R-1-6
035-251-026	752 BRITTAINE LN	R-1-6
035-251-029	610 BRITTAINE LN	R-1-6
035-251-030	670 BRITTAINE LN	R-1-6
035-251-032	712 BRITTAINE LN	R-1-6
035-251-034	756 BRITTAINE LN	R-1-6
035-251-040	750 BRITTAINE LN	R-1-6
035-251-041	684 BRITTAINE LN	R-1-6
035-251-043	666 BRITTAINE LN	R-1-6
035-251-044	774 BRITTAINE LN	R-1-6
035-251-045	772 BRITTAINE LN	R-1-6
035-063-035	851 BRITTAINE LN	R-3-18

**BRITTAİN LANE COUNTY ISLAND**

APN	ADDRESS	PREZONE
035-251-003	652 BRITTAİN LN	R-1-6
035-251-009	746 BRITTAİN LN	R-1-6
035-251-014	770 BRITTAİN LN	R-1-6
035-251-025	720 BRITTAİN LN	R-1-6
035-251-028	760 BRITTAİN LN	R-1-6
035-251-033	748 BRITTAİN LN	R-1-6
035-251-038	716 BRITTAİN LN	R-1-6
035-251-039	716 BRITTAİN LN	R-1-6

**WEST THIRD STREET COUNTY ISLAND**

APN	ADDRESS	PREZONE
125-051-017	9 PIERSON ST	R-1-6
125-051-019	15 PIERSON ST	R-1-6
125-051-020	21 PIERSON ST	R-1-6
125-051-024	110 GARDEN ST	R-1-6
125-051-041	203 WILLOW ST	R-1-6
125-051-043	103 W 3RD ST	R-1-6
125-051-044	121 W 3RD ST	R-1-6
125-051-046	230 WILLOW ST	R-1-6
125-051-048	235 WILLOW ST	R-1-6
125-051-052	229 WILLOW ST	R-1-6
125-051-054	5 PIERSON ST	R-1-6
125-051-056	225 WILLOW ST	R-1-6
125-051-058	217 WILLOW ST	R-1-6
125-051-064	227 WILLOW ST	R-1-6
125-051-067	109 HULL ST	R-1-6
125-051-072	117 PIERSON ST	R-1-6
125-051-073	111 PIERSON ST	R-1-6
125-051-080	213 WILLOW ST	R-1-6
125-051-081	211 WILLOW ST	R-1-6
125-051-084	177 WILLOW ST	R-1-6
125-052-003	108 HULL ST	R-1-6
125-052-007	223 W 3RD ST	R-1-6
125-052-013	211 W 3RD ST	R-1-6
125-052-014	215 W 3RD ST	R-1-6
125-052-017	105 GARDEN ST	R-1-6
125-052-018	220 WILLOW ST	R-1-6
125-053-004	12 PIERSON ST	R-1-6
125-053-006	22 PIERSON ST	R-1-6

**WEST THIRD STREET COUNTY ISLAND**

APN	ADDRESS	PREZONE
125-053-007	24 PIERSON ST	R-1-6
125-053-008	104 PIERSON ST	R-1-6
125-053-010	112 PIERSON ST	R-1-6
125-053-011	116 PIERSON ST	R-1-6
125-053-026	8 PIERSON ST	R-1-6
125-064-020	210 IOWA ST	R-1-6
125-064-038	32 W 3RD ST	R-1-6
125-064-041	100 ROBERTS AVE	TV-R
125-064-043	112 ROBERTS AVE	TV-R
125-064-050	ROBERTS AVE	TV-R
125-064-052	NONE	R-1-6
125-051-006	13 HULL ST	R-1-6
125-051-007	11 HULL ST	R-1-6
125-051-018	11 PIERSON ST	R-1-6
125-051-022	104 GARDEN ST	R-1-6
125-051-025	115 PIERSON ST	R-1-6
125-051-029	119 W 3RD ST	R-1-6
125-051-030	115 W 3RD ST	R-1-6
125-051-031	111 W 3RD ST	R-1-6
125-051-034	118 GARDEN ST	R-1-6
125-051-035	114 GARDEN ST	R-1-6
125-051-045	107 W 3RD ST	R-1-6
125-051-069	105 HULL ST	R-1-6
125-051-070	117 HULL ST	R-1-6
125-051-071	121 PIERSON ST	R-1-6
125-051-074	127 HULL ST	R-1-6
125-051-075	303 W 3RD ST	R-1-6
125-051-082	181 WILLOW ST	R-1-6
125-051-083	175 WILLOW ST	R-1-6
125-052-001	102 HULL ST	R-1-6
125-052-005	115 GARDEN ST	R-1-6
125-052-006	121 GARDEN ST	R-1-6
125-052-008	219 W 3RD ST	R-1-6
125-052-010	207 W 3RD ST	R-1-6
125-052-012	203 W 3RD ST	R-1-6
125-052-015	HULL ST	R-1-6
125-052-016	112 HULL ST	R-1-6
125-053-005	16 PIERSON ST	R-1-6
125-053-009	108 PIERSON ST	R-1-6

**WEST THIRD STREET COUNTY ISLAND**

APN	ADDRESS	PREZONE
125-053-012	122 PIERSON ST	TV-R
125-053-022	95 W 3RD ST	TV-R
125-053-032	13 W 3RD ST	TV-R
125-064-010	238 ROBERTS AVE	TV-R
125-064-018	115 ROBERTS AVE	TV-R
125-064-019	211 ROBERTS AVE	TV-R
125-064-021	214 IOWA ST	R-1-6
125-064-033	217 ROBERTS AVE	TV-R
125-064-034	26 W 3RD ST	R-1-6
125-064-035	30 W 3RD ST	R-1-6
125-064-045	218 ROBERTS AVE	TV-R
125-064-048	NONE	TV-R
125-064-051	14 W 3RD ST	TV-R

WHEREAS, on June 9, 2016, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to consider the Department’s recommendations and to determine the appropriate rezoning designations for the properties within the annexation area, at which time all those wishing to be heard were allowed to speak on the proposed rezoning designations:

WHEREAS, the Planning Commission has held two additional meetings, on June 23, 2016 and September 8, 2016, to deliberate on the staff reports, oral and written, testimony, written comments and all aspects of the Draft Roseland Area/Sebastopol Road Specific Plan, Draft Environmental Impact Report and associated amendments, including the proposed rezonings; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and report herein, and the oral and other evidence received at the public hearing and in the subsequent meetings, from the public and City staff; and

WHEREAS, the Planning Commission has read, reviewed and considered the Final Environmental Impact Report prepared for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation and the associated amendments, including amendments to the Santa Rosa Zoning Code to implement the proposed rezonings, and determined that the Zoning Code amendments are adequately described and analyzed in the Environmental Impact Report.

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 amendments are consistent with the goals and policies of all elements of the General Plan, and the Roseland Area/Sebastopol Road Specific Plan in that they



prezone the subject properties to the Zoning Districts necessary to implement the General Plan and the Roseland Area/Sebastopol Road Specific Plan;

- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The proposed amendments have been reviewed in compliance with the California Environmental Quality Act (CEQA);
- D. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code.
- E. The sites are 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.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the evidence presented and the above findings, recommends to the City Council the approval and adoption of the pre zoning of 1,606 parcels situated within the boundaries of the Roseland Area Annexation, as set forth in the chart above.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 8th day of September 2016, by the following vote:

AYES: (4) Vice Chair Stanley, Commissioners Duggan, Edmondson, Groninga

NOES: (0)

ABSTAIN/

RECUSED: (1) Chair Cisco

ABSENT: (2) Commissioners Crocker, Dippel

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

  
VICE CHAIR

ATTEST: \_\_\_\_\_

  
EXECUTIVE SECRETARY