

ORDINANCE NO. ORD-2017-016

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA RECLASSIFYING 201 FARMERS LANE, ASSESSOR'S PARCEL NO. 014-071-093, TO THE R-3-18-SH ZONING DISTRICT; FARMERS LANE SENIOR HOUSING - FILE NO. PRJ16-018

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

Section 1. The Council finds, based on the evidence and records presented, that the inclusion of 201 Farmers Lane, Assessor's Parcel No. 014-071-093, in the Senior Housing combining district is appropriate.

The Council further finds and determines that:

- A. The proposed Rezoning to include 201 Farmers Lane in the Senior Housing combining district is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan, in that the Project will help meet the housing needs of Santa Rosa senior residents; and
- B. Rezoning 201 Farmers Lane into the Senior Housing combining district would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the site is located within in area currently zoned for higher density residential uses and the change in zoning will not change the current medium density residential land use designation; and
- C. On July 13, 2017, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials. During the meeting, the Planning Commission considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing, and approved Resolution No. 11837 recommending the Council approve a Rezoning allowing the Project site to be included in the Senior Housing combining district; and
- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments in that all utilities and emergency services are available.

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made to allow the property located at 201 Farmers Lane, Assessor's Parcel No. 017-071-093 to be rezoned into the Senior Housing combining district.

Section 3. In addition to any other conditions that are deemed appropriate or necessary at the time a Tentative Map, Design Review, or other development permit is applied for, any development approval for this property shall be expressly be conditioned to require the applicant to fulfill the following condition:

Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North

Coast Region, in effect at the time that the building permit(s) for this development, or any part thereof, are issued.

Section 4. Environmental Determination. Rezoning 201 Farmers Lane into the Senior Housing combining district has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the Rezoning is consistent with the General Plan, for which an Environmental Impact Report (EIR) was certified. The Project has also been found to qualify for a categorical exemption pursuant to CEQA Guidelines Section 15332 as in-fill development.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on September 5, 2017.

IN COUNCIL DULY PASSED this 19th day of September, 2017.

AYES: (6) Mayor Coursey, Vice Mayor Tibbetts, Council Members Combs, Rogers, Sawyer, Schwedhelm

NOES: (0)

ABSENT: (1) Council Member Olivares

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney