

ATTACHMENT 7

RESOLUTION NO. 11715

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 413
SOUTH A STREET APN 010-221-018 TO THE CG (GENERAL COMMERCIAL) DISTRICT
- FILE NUMBER MNP14-018

WHEREAS, after a public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 413 South A Street in the R-2 (Medium Density Multi-Family Residential) District is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan and the Downtown Station Area Specific Plan in that the rezoning to CG will allow for retail, commercial and service uses as envisioned by the land use designation in both plans, which calls for Retail & Business Services, Medium Density Residential, or a combination of both uses in the project area;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project qualifies for a statutory exemption from CEQA under Section 21155.4 of the California Public Resources Code as it is a mixed-use project, taking place in a transit priority area for which a specific plan and environmental impact report (EIR) have been prepared. Since the project will not result in impacts not already identified in the Downtown Station Area Specific Plan Program Environmental Impact Report, additional environmental review is not necessary.
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
- E. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments in that the site has previously been developed, and one of the two currently developed parcels on which the proposed development will take place is already zoned CG (General Commercial).

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

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

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 413 South A Street from the R-2 (Medium Density Multi-Family Residential) District to the CG (General Commercial) District, said property more precisely described as: Assessor's Parcel Number(s) 010-221-018.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 23rd day of July 2015, by the following vote:

AYES: (4) Chair Cisco, Commissioners DeRezendes-Claiche, Dippel and Groninga

NOES: (0)

ABSTAIN: (1) Vice-Chair Stanley

ABSENT: (2) Commissioners Crocker and Duggan

APPROVED: 
CHAIR

ATTEST: 
EXECUTIVE SECRETARY