

RESOLUTION NO. 11677

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 408 CALISTOGA ROAD, ASSESSOR'S PARCEL NO. 153-430-032, FILE NO. GPAM13-003

WHEREAS, on June 26, 2014, the Planning Commission conducted a hearing in consideration of a General Plan Amendment for property located at 408 Calistoga Road, which property is also identified as Assessor's Parcel Number 153-430-032; and

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

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

WHEREAS, the Planning Commission finds that the General Plan Amendment would not have a significant effect on the environment and adopted a Negative Declaration; and

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

- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

WHEREAS, the proposed General Plan amendment is part of the Summer 2014 General Plan Amendment Package;

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

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 26<sup>th</sup> day of June, 2014, by the following vote:

AYES: (5) Chair Cisco, Vice Chair Stanley, Commissioners Byrd, Duggan, and Karsten

NOES: (0)

ABSTAIN: (0)

ABSENT: (2) Commissioner Crocker and Groninga

APPROVED:   
CHAIR

ATTEST:   
EXECUTIVE SECRETARY