

ORDINANCE NO. 4064

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA REZONING THE PROPERTY IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 134-022-049 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER MJP14-011

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 R-1-6 (Single-family Residential) Zoning District is appropriate for Assessor's Parcel Numbers 134-022-049, 2729 Stony Point Road.

The Council further finds and determines that:

- A. The proposed Rezoning is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan, in that the General Plan land use designation of Medium-Low Density Residential (8-13 units per acre) identifies this site for detached single-family residential development. The site is located on Stony Point Road, a regional/arterial street, and is within walking distance of a commercial center and public transportation. Emergency services and utilities are also readily available at this location; and
- B. The proposed Rezoning will be consistent with the General Plan land use designation of Medium-Low Density Residential (8-13 units per acre); and
- C. The proposed Rezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that it would result in additional housing opportunities along a regional/arterial street designed for this type and density of residential development, with public services readily available; and
- D. The proposed Rezoning has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was conducted, which resulted in a Mitigated Negative Declaration (MND), dated March 14, 2016. The MND was then circulated for a 30-day comment period, and adopted by Planning Commission Resolution No. 11756, dated April 14, 2016; and
- E. The site is physically suitable (including absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities) for this type land use in that the site is generally flat and the subdivision will take access from a regional/arterial street.

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made. Title 20 of the Santa Rosa Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel No. 134-022-049, 2729 Stony Point Road, to the R-1-6 (Single-family Residential) zoning district.

Section 3. In addition to any other conditions that are deemed appropriate or necessary at the time a Use Permit or other development permit is applied for, any development approval for this property shall be expressly 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. In compliance with the California Environmental Quality Act (CEQA), an Initial Study (IS) was conducted which resulted in a Mitigated Negative Declaration (MND). The document was circulated for a 30-day public comment period beginning March 11, 2016, through April 13, 2016. The MND was adopted by Planning Commission Resolution No. 11756, dated April 14, 2016.

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 May 24, 2016.

IN COUNCIL DULY PASSED this 31st day of May, 2016.

AYES: (6) Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Coursey, Olivares, Wysocky

NOES: (0)

ABSENT: (1) Council Member Combs

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
Interim City Clerk Mayor

APPROVED AS TO FORM:

City Attorney