

RESOLUTION NO. 11657

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 2150
WEST COLLEGE AVENUE TO THE R-3-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT
- FILE NUMBER REZ13-006

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 2150 West College Avenue in the PD-0196 (Planned Development) 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 any applicable specific plan in that the subject site is designated Medium High Density Residential on the General Plan Land Use Diagram. This designation allows housing at densities ranging from 18 to 30 units per acre, including single family attached and multi-family developments. The R-3-30 Multi-Family Residential zoning district will allow the property to be developed consistent with the Medium High Density Residential land use designation.
- 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). Rezoning to the R-3-30 (Multi-Family Residential) zoning district is consistent with Santa Rosa General Plan 2035 in that the site is designated Medium High Density Residential and the proposed zoning district is consistent with this land use designation. Therefore, the project relies upon the Santa Rosa General Plan 2035 Environmental Impact Report (November 3, 2009, SCH No. 2008092114), and is consistent with CEQA Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).
- 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 2150 West College Avenue from the PD-0196 (Planned Development) District to the R-3-30 (Multi-Family Residential) district, said property more precisely described as Assessor's Parcel Number 010-320-029.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 24th day of October, 2013, by the following vote:

AYES: (5) Chair Cisco, Vice Chair Stanley, Commissioners Byrd, Duggan and Karsten
NOES: (0)
ABSTAIN: (0)
ABSENT: (2) Commissioner Minton absent/recused, Commissioner Groninga absent

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY