

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF THE PROPERTY LOCATED AT 3575 MENDOCINO AVENUE, ASSESSOR'S PARCEL NUMBERS 173-030-001 TO THE TRANSIT VILLAGE RESIDENTIAL-RESILIENT CITY (TV-R-RC) AND TRANSIT VILLAGE RESIDENTIAL-SENIOR HOUSING-RESILIENT CITY (TV-R-SH-RC) DISTRICTS - FILE NUMBERS PRJ20-002 AND REZ20-002

WHEREAS, on November 12, 2020, the Planning Commission conducted a hearing in consideration of a rezone to change the subject zoning district from Rural Residential – Resilient City (RR-40-RC) to Transit-Village Residential – Resilient City (TV-R-RC) with the Senior Housing (SH) combining district applied to a 2.5-acre portion of the Project site. The subject rezone is required to accommodate a 532 multi-family residential development consisting of 162 very-low and low-income senior housing units, and up to 370 market rate units, for the property located at 3575 Mendocino Avenue, which property is also identified as Assessor's Parcel Number(s) 173-030-001; and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Mobile Home to Transit-Village Medium, a request to rezone from the Rural Residential – Resilient City (RR-40-RC) zoning district to the Transit-Village Residential – Resilient City (TV-R-RC) zoning district, and for a 2.5-acre portion of the project site to also include the Senior Housing (SH) combining district to accommodate the 162 affordable senior housing units, a tentative map to subdivide one site into eight lots to allow for the residential development, and design review to allow the proposed construction; and

WHEREAS, on November 12, 2020, the Planning Commission held a public hearing on the proposed Project and all people were allowed to speak, and the Planning Commission has considered all testimony and comments, and that prior to the recommendation on the rezoning, the Planning Commission has recommended that the City Council approve the Sustainable Communities Environmental Assessment (SCEA) and the General Plan Amendment from Mobile Home to Transit-Village Medium to facilitate the construction of the 162 senior housing units on a 2.5-acre portion of the Project site, both of which are needed to recommend approval of the proposed rezone; and

WHEREAS, the Planning Commission, following the recommendation of approval to the City Council for the Project SCEA and General Plan Amendment, 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 proposed Transit-Village Residential zoning district, and associated combining districts, implement the site's General Plan land use of Transit-Village Medium, and permits multifamily residential units by-right, implementing various General Plan policies to increase the variety of housing units available to all income levels and ages, on an infill site with access with

transit and services;

- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that rezoning the property would allow for a high-density residential project in an area envisioned for increased residential densities based on the sites location within a Priority Development Area (PDA). Further, the rezoning would accommodate 162 affordable senior housing units and market rate units with adequate infrastructure, access to transit, and nearby services;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that a Sustainable Communities Environmental Assessment (SCEA) was been prepared and circulated for public review for a 30-day period commencing on September 28th and ending on October 27th. The SCEA determined that there would be no significant and unavoidable environmental impacts based on the project details, compliance with standard measures and project specific mitigation measures;
- D. The proposed rezoning is internally consistent with other applicable provisions of this Zoning Code in that the Project, as proposed and conditioned, meets all required land use and development standards for the TV-R-RC and TV-R-RC-SH zoning district; and
- E. 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 in that the site is a flat, previously developed area with access to utilities, retail and business services, major transportation corridors including Highway 101, a regional street, and transit stops; and

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 of the rezoning of the property situated at 3575 Mendocino Avenue from the Rural Residential – Resilient City (RR-40-RC) District to the Transit Village Residential – Resilient City District (TV-R-RC), and adding the Senior Housing (-SH) combining district to the 2.5-acre affordable housing component of the project for the said property more precisely described as: Assessor's Parcel Number(s) 173-030-001.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12th day of November 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

CHAIR

ATTEST: _____

EXECUTIVE SECRETARY

DRAFT