

RESOLUTION NO. 11828

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 818, 819, AND 824 ASTON AVENUE; APNS: 038-202-016, -018, -022 TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER MJP15-008

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 818, 819, and 824 Aston Avenue, Assessor's Parcel Numbers (APN) 038-202-016, -018, -022 in the PD 73-001 (South Park 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 rezoning the project parcels to R-3-18 will accommodate the type and density of development envisioned in the General Plan for the area;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposed zoning district would implement the type of Medium Density Residential development analyzed in the adopted General Plan;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is consistent with the development density established by the Santa Rosa General Plan 2035, for which an Environmental Impact Report has been certified and, as supported by a Traffic Impact Study and a Preliminary Standard Urban Stormwater Mitigation Plan, there are no project-specific impacts which are peculiar to the project or its site. Pursuant to CEQA Guidelines Section 15183, no additional environmental review is required;
- D. The proposed amendment is internally consistent with other applicable provisions of the 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 a development project, compatible with the proposed zoning, has been reviewed and approved by the City.

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 818, 819, and 824 Aston Avenue from the PD 73-001 (Planned Development) District to the R-3-18 (Multi-family Residential) District, said property more precisely described as: Assessor's Parcel Numbers 038-202-016, -018, -022.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of May, 2017, by the following vote:

AYES: (7) Chair Cisco, Vice Chair Crocker, Board Member Duggan, Edmondson, Groninga, Stanley and Rumble

NOES: (0)

ABSTAIN: (0)

ABSENT: (0)

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY