

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN FOR THE BRUSH CREEK MINOR SUBDIVISION FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 2210 BRUSH CREEK ROAD, ASSESSOR'S PARCEL NUMBER 182-050-004 – FILE NUMBER GPAM20-003 (PRJ20-008).

WHEREAS, on May 28, 2020, applications for Brush Creek Minor Subdivision, located at 2210 Brush Creek Road, also identified as Sonoma County Assessor's Parcel Number 182-050-004, were submitted to Planning and Economic Development and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, a request to prezone for annexation to the R-1-6 – Single Family Residential zoning district; and

WHEREAS, the Project requires a General Plan Amendment, changing the General Plan land use designation from Very Low Density Residential to Low Density Residential; and

WHEREAS, the proposed General Plan amendment is part of the Fall 2021 General Plan Amendment Package, and

WHEREAS, the Low Density Residential land use designation is mainly intended to accommodate single family dwellings; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) a draft initial study was prepared for the project; and

WHEREAS, the draft initial study determined that, with incorporation of mitigation measures, the project would not have a significant effect on the environment and that a Mitigated Negative Declaration for the project be prepared; and

WHEREAS, the requested General Plan Amendment for the Project is within the scope of the Mitigated Negative Declaration environmental impact report for the Brush Creek Minor Subdivision, entitled *Brush Creek Minor Subdivision*; and

WHEREAS, adoption of the Brush Creek Minor Subdivision General Plan Amendment is consistent with the applicable goals and policies of the 2035 General Plan; and

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

WHEREAS, on November 18, 2021, the Planning Commission held a noticed public hearing to consider a General Plan Amendment for Brush Creek Minor Subdivision; and

WHEREAS, the Planning Commission finds that the Project is consistent with the following General Plan goals and policies:

<b>LAND USE AND LIVABILITY</b>	
<b>LUL-A</b>	Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.
<b>LUL-A-2</b>	Annex unincorporated land adjacent to city limits within the Urban Growth Boundary, when the proposal is timely and only if adequate services are available. Ensure that lands proposed for annexation provide a rational expansion and are contiguous to existing urban development.
<b>LUL-A-3</b>	Require development in county areas within the Santa Rosa Urban Growth Boundary to be built to City of Santa Rosa standards to ensure consistency upon annexation.
<b>LUL-F</b>	Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
<b>OPEN SPACE AND CONSERVATION</b>	
<b>OSC-D-9</b>	Ensure that construction adjacent to creek channels is sensitive to the natural environment. Ensure that natural topography and vegetation is preserved along the creek, and that construction activities do not disrupt or pollute the waterway.
<b>OSC-D-10</b>	Orient development and buildings toward creeks, while providing privacy, security, and an open transition between public and private open spaces.

WHEREAS, the Planning Commission finds that a General Plan Amendment to Low Density Residential on the project 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 in that the project site is within the City Urban Growth Boundary (UGB) and is directly adjacent to parcels within the City boundary to the north and east. The property to the north is a Planned Development that is developed in a similar configuration with a five-lot subdivision. The properties on the other side of Rincon Creek have a General Plan land use designation of Low Density Residential and are developed per R-1-6 standards;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the project site is nearly surrounded by properties that are currently within the City limits. The adjacent lots to the east are designated Low Density Residential. While the adjacent lots to the north are designated Very Low Density Residential, the lots are developed in a similar configuration as the proposed project, with similar lot sizes as the proposed project. The proposed project

would not be out of character with the surrounding lots and lot configurations. The proposed General Plan and implementing Zoning designations would permit the project to develop in a similar manner to the adjacent parcels to the north, without a Planned Development. The project is designed with adequate turnaround for emergency vehicles, there are adequate fire hydrants in place, and this project is not within the Wildfire-Urban Interface (WUI);

- 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 in that the existing residence on the remainder lot will continue to take access from Brush Creek Road. The four newly created lots will take access from Lyric Lane. The proposed lot that is adjacent to Rincon Creek will have an adequately sized building pad outside of the required creek setback. As stated above, the proposed project will have a similar configuration to the properties developed to the north that are part of a Planned Development. The proposed project will not be out of character with the surrounding lots and lot configurations; and
  
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA). The proposed project would result in potentially significant impacts in: Air Quality, Biological Resources, Cultural Resources, and Geology & Soils. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained in the Mitigation Monitoring and Reporting Program prepared for the project, which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards. On November 18, 2021, the Planning Commission approved a resolution recommending that the City Council adopt a Mitigated Negative Declaration (MND) for the Brush Creek Minor Subdivision, for which the project description included analysis of the proposed General Plan Amendment;

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 properties 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 18th day of November, 2021, by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: \_\_\_\_\_

KAREN WEEKS, CHAIR

ATTEST: \_\_\_\_\_

ANDREW TRIPPEL, EXECUTIVE SECRETARY