

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF PROPERTY LOCATED AT 1250 MENDOCINO AVENUE, APN 180-590-004, TO THE CG (COMMERCIAL GENERAL) ZONING DISTRICT - FILE NUMBER: REZ19-002

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 reclassification to the CG (Commercial General) Zoning District is appropriate for the property located at 1250 Mendocino Avenue (“Subject Property”), in light of the Subject Property’s physical configuration, land use designation in the General Plan, and its location adjacent to established development. The Council further finds and determines that:

1. 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 property is designated as Retail & Business Services on the General Plan Land Use Diagram, and the CG (General Commercial) zoning district implements that land use; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that there is no proposed change in use proposed and the properties will be zoned consistent with the General Plan land use designation; and
3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA); and
4. 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 the properties are currently developed, and there are no changes being proposed as part of this Rezoning

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Title 20 of the Santa Rosa City 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 Numbers 180-590-004 to the CG (Commercial General) Zoning District.

Section 3. Environmental Determination. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan shall not require additional environmental

review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

Section 4. 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 5. 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 7, 2019.

IN COUNCIL DULY PASSED AND ADOPTED this _____ day of _____, 2019.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney