

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF THE PROPERTIES LOCATED AT 2046 AND 2048 WEST HEARN AVENUE, ASSESSOR’S PARCEL NUMBERS 134-012-009 AND 014 – FILE NUMBER ST14-001

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 Proposed Zoning District identified in Section 2 are appropriate for the properties listed below (“Subject Properties”), and that the reclassification to the New Zoning District are appropriate for the properties identified in Section 2, due to the Subject Properties’ physical configuration and their location adjacent to established development. The Council further finds and determines that:

- A. The reclassification of the Subject Properties from the Previous Zoning District to the New Zoning District is consistent with goals and policies of all elements of the City’s General Plan in that the Zoning authorizes land uses in conformance with the Land Use Element of the City’s General Plan; and
- B. The reclassification of the Subject Properties from the Previous Zoning District to the New Zoning District would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that no physical changes are proposed as part of this project and permissible future uses under the reclassification will be compatible with the surrounding neighborhoods; and
- C. The sites are physically suitable including absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities for the proposed reclassification.

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 the following Assessor’s Parcel Numbers to the District listed under New Zone:

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
134-012-009	2048 W. Hearn Avenue	RR-20	RR-20-RH
134-012-014	2046 W. Hearn Avenue	RR-20	RR-20-RH

Section 3. In addition to any other conditions that are deemed appropriate or necessary at the time a Use Permit or other development permit is applied for, any development approval for these properties shall be expressly conditioned to require the applicant to fulfill the following condition:

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 that the building permit(s) for this development, or any part thereof, are issued.

Section 4. Environmental Determination. The Council finds that the Final Environmental Impact Report prepared for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation and the associated Amendments, certified by this Council by Resolution No. 28873, adequately describes and analyzes the reclassification of the Subject Properties from the Previous Zoning District to the New Zoning District as set forth herein, and that no further environmental review is required.

Section 5. 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 6. 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 January 31, 2017.

IN COUNCIL DULY PASSED AND ADOPTED this 7th day of February 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

Interim City Attorney