

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF PROPERTY LOCATED AT 1665 GUERNEVILLE ROAD, APN 036-101-010, FROM THE RR-20 (RURAL RESIDENTIAL) ZONING DISTRICT TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER: PRJ18-089

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 R-3-18 (Multi-Family Residential) Zoning District is appropriate for the property located at 1665 Guerneville Road (“Subject Property”), in light of the Subject Property’s physical configuration, land use designation in the General Plan, and its location adjacent to established and future 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, in that the subject site is designated as Medium Density Residential on the General Plan Land Use Diagram, and the R-3-18 Zoning District typically implements that land use designation; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, in that the Project plans have been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize any potential impacts to less than significant level; and
3. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project qualifies for a Class 32 exemption, per Section 15332, in that: the project is consistent with the General Plan designation of Medium Density Residential, in that the designation allows residential density at 8-18 dwelling units per acre, and the project proposes a single-family attached unit type at 12 units per acre. While General Plan requires residential development at midpoint or higher of the density range, it allows exceptions where topography, parcel configuration, heritage trees, historic preservation or utility constraints make the midpoint impossible to achieve. While the midpoint density for this parcel is 13, the proposed project density of 12 units per acre allows for the construction of a diverse housing type, while accommodating for fire/emergency access along Elson Way and utility constraints on a narrow 120.6-foot wide lot. The City’s Engineering Division anticipates that Elson Way will be extended north in the future and has required a temporary emergency vehicle turnaround until that occurs; The proposed development occurs within City limits on a project site of no more than five-acres, substantially surrounded by urban uses; according to the City’s maps the project site has no value as habitat for endangered, rare or threatened species, in that it is not located on a known wetland or habitat zone; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the project was reviewed by City agencies and impacts will be

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mitigated by uniformly applied development policies, standards and conditions, including street improvements, limits on construction hours, adherence to BAAQMD best management practices, and compliance with the Standard Urban Stormwater Mitigation Plan; the site can be adequately served by all necessary utilities and public services; and

In addition, 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; 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 it is in an area that is designated for residential development, and the Project site is surrounded to the west, north and east by either proposed or constructed residential uses.

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 036-101-010 to the R-3-18 (Multi-Family Residential) Zoning District.

Section 3. Environmental Determination. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and was found exempt, pursuant to CEQA Guidelines Sections 15332, 15183.

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.

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This ordinance was introduced by the Council of the City of Santa Rosa on June 25, 2019.

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

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney