

ORDINANCE NO. ORD-2017-002

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – PREZONING 49 PROPERTIES LOCATED WITHIN THE WEST HEARN AVENUE COUNTY ISLAND – FILE NUMBER ST13-003

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 Districts identified in Section 2 are appropriate for the properties listed below (“Subject Properties”), and that the Zoning Districts 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 prezoning of the Subject Properties is consistent with the goals and policies of all elements of the City’s General Plan in that the Prezoning authorizes land uses in conformance with the Land Use Element of the City’s General Plan; and
- B. The proposed Prezoning 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 proposed Prezoning 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 Prezoning.

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 add the classification of the following Assessor’s Parcel Numbers to the Districts listed under Prezone:

WEST HEARN AVENUE COUNTY ISLAND

APN	ADDRESS	PREZONE
134-011-003	2085 HEARN AVE	RR-20-RH
134-011-005	2063 W HEARN AVE	RR-20-RH
134-011-008	2029 HEARN AVE	RR-20-RH
134-011-011	2125 HEARN AVE	RR-20-RH
134-011-013	NONE	RR-20-RH
134-012-004	2136 W HEARN AVE	RR-20-RH
134-012-006	2118 W HEARN AVE	RR-20-RH
134-012-012	2070 W HEARN AVE	RR-20-RH
134-012-013	2042 HEARN AVE	RR-20-RH
134-012-018	2160 HEARN AVE	RR-20-RH

WEST HEARN AVENUE COUNTY ISLAND

APN	ADDRESS	PREZONE
134-012-019	2156 W HEARN AVE	RR-20-RH
134-022-002	2034 HEARN AVE	RR-20-RH
134-280-005	2215 HEARN AVE	RR-20-RH
134-280-006	2209 HEARN AVE	RR-20-RH
134-280-007	2223 W HEARN AVE	RR-20-RH
134-280-008	2235 W HEARN AVE	RR-20-RH
134-280-009	2251 W HEARN AVE	RR-20-RH
134-280-013	2283 W HEARN AVE	RR-20-RH
134-280-014	2285 W HEARN AVE	RR-20-RH
134-280-018	2226 W HEARN AVE	RR-20-RH
134-280-020	2210 HEARN AVE	RR-20-RH
134-280-025	2275 W HEARN AVE	RR-20-RH
134-280-026	2293 W HEARN AVE	RR-20-RH
134-280-027	2291 W HEARN AVE	RR-20-RH
134-011-004	2075 HEARN AVE	RR-20-RH
134-011-006	2051 W HEARN AVE	RR-20-RH
134-011-007	2001 W HEARN AVE	RR-20-RH
134-011-009	2037 HEARN AVE	RR-20-RH
134-011-010	2115 HEARN AVE	RR-20-RH
134-011-012	2149 W HEARN AVE	RR-20-RH
134-012-002	2152 HEARN AVE	RR-20-RH
134-012-003	2146 HEARN AVE	RR-20-RH
134-012-005	2124 HEARN AVE	RR-20-RH
134-012-008	2050 HEARN AVE	RR-20-RH
134-012-011	2090 HEARN AVE	RR-20-RH
134-022-035	2028 W HEARN AVE	RR-20-RH
134-280-002	2287 HEARN AVE	RR-20-RH
134-280-003	2281 W HEARN AVE	RR-20-RH
134-280-004	2279 W HEARN AVE	RR-20-RH
134-280-010	2273 W HEARN AVE	RR-20-RH
134-280-011	2277 W HEARN AVE	RR-20-RH
134-280-015	2280 W HEARN AVE	RR-20-RH
134-280-016	2250 HEARN AVE	RR-20-RH
134-280-017	2236 HEARN AVE	RR-20-RH
134-280-019	2218 W HEARN AVE	RR-20-RH
134-280-021	2279 W HEARN AVE	RR-20-RH
134-280-022	2297 HEARN AVE	RR-20-RH
134-280-023	2289 HEARN AVE	RR-20-RH
134-280-024	2295 W HEARN AVE	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 rezoning of the Subject Properties 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: (7) Mayor Coursey, Vice Mayor Tibbetts, Council Members Combs, Olivares
Rogers, Sawyer, Schwedhelm

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

Interim City Attorney