

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 243 MIDDLE RINCON ROAD, ASSESSOR'S PARCEL NUMBER 182-210-013, TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER PRJ17-015.

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of the property situated at 243 Middle Rincon Road, Assessor's Parcel Number 182-210-013, in the RR-20 (Rural Residential) District is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. 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 R-1-6 (Single-family Residential) Zoning District is consistent with the General Plan land use designation of Low Density Residential (2-8 units per acre);
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the area has been designated for residential uses;
- C. The proposed amendment has been reviewed in accordance with the California Environmental Quality Act (CEQA) and has been found, pursuant to CEQA Section 15183, not to require additional environmental because the proposed amendment is consistent with the policies of the 2035 General Plan, which was adopted with a certified General Plan EIR; there is no special circumstance on the project site or vicinity, such as steep slopes or wetlands, that would be adversely affected by the Project; there is no new information regarding the environmental setting not previously evaluated by the General Plan EIR that may be adversely impacted by the Project; uniform application of the City's policies and regulations will ensure environmental effects of the Project, if any, will be avoided or mitigated to a level that is not significant.
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
- E. The site is physically suitable (including absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following

Resolution No. \_\_\_\_\_

conditions:

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

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of property situated at 243 Middle Rincon Road from the RR-20 (Rural residential) District to the R-1-6 (Single-family Residential) District, said property more precisely described as: Assessor's Parcel Number 182-210-013.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 28th day of September, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

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

ATTEST: \_\_\_\_\_  
EXECUTIVE SECRETARY