

RESOLUTION NO. 28581

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING THE APPEAL OF THE PLANNING COMMISSION RECOMMENDATION AND APPROVING A GENERAL PLAN AMENDMENT FROM VERY LOW DENSITY RESIDENTIAL (0.2 UNITS PER ACRE) TO LOW DENSITY RESIDENTIAL (2.0-8.0 UNITS PER ACRE) FOR THE PROPERTY LOCATED AT 408 CALISTOGA ROAD – ASSESSOR’S PARCEL NUMBER 153-430-032; FILE NUMBER MJP13-007

WHEREAS, the staff of the Department of Community Development conducted an analysis that resulted in a Mitigated Negative Declaration rendering an environmental determination that the proposed subdivision would not significantly affect the environment; and

WHEREAS, the staff finds justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area; and

WHEREAS, on June 26, 2014 the Planning Commission held a public hearing and adopted a resolution recommending that the City Council approve the General Plan Amendment; and

WHEREAS, the Planning Commission found that the proposed General Plan Amendment would not have a significant effect on the environment and has adopted a Mitigated Negative Declaration on June 26, 2014; and

WHEREAS, on July 7, 2014, an application to appeal of the Planning Commission’s recommendation that the City Council approve a General Plan Amendment from Very Low Density Residential (0.2-2.0 units per acre) to Low Density Residential (2.0-8.0 units per acre) for Calistoga Cottages located at 408 Calistoga Road, Santa Rosa, was submitted by Paul Bussard and Lynn Denley-Bussard to the City Clerk’s office; and

WHEREAS, on July 17, 2014, the appellant requested a continuance, and the applicant agreed, of the appeal public hearing scheduled and noticed for July 29, 2014; and

WHEREAS, on July 29, 2014, the City Council continued the schedule and noticed public hearing to consider an appeal of the Planning Commission’s recommendation that the City Council approve a General Plan Amendment for the property located at 408 Calistoga Road; and

WHEREAS, on September 16, 2014, the City Council held a public hearing on the appeal of the Planning Commission’s recommendation of the General Plan Amendment at which all those wishing to be heard were allowed to speak or present written comments; and

WHEREAS, on September 16, 2014, the City Council motioned to deny the appeal and uphold the Planning Commission’s recommendation to approve the Calistoga Cottages subdivision and the motion failed 3-4; and

WHEREAS, on September 23, 2014, Council Member Wysocky requested the Council reconsider its position to grant the appeal and deny the Calistoga Cottages subdivision due to information brought up late in the discussion at the September 16, 2014 City Council meeting stating the project warranted additional consideration. City Council voted in favor of the reconsideration 4-2 with one Council Member absent; and

WHEREAS, on November 18, 2014, the City Council reconsidered the Calistoga Cottages project application; and

WHEREAS, the City Council finds that a General Plan Amendment from Very Low Density Residential (0.2-2.0 units per acre) to Low Density Residential (2.0-8.0 units per acre) is justified to achieve the objectives and policies of the General Plan in that:

1. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan in that it will increase the supply of housing along an arterial street where public transportation, utilities, a commercial center, schools and recreation areas are readily available within walking distance;
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that it would result in additional housing opportunities along an arterial street designed for this type of residential development; and
3. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use and residential development in that the site is currently developed with an approximately 1,630-square-foot residence, and is surrounded on three sides by similar single family residential uses, and Sequoia Elementary School on the fourth; and
4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the proposed General Plan amendment is part of the Summer 2014 General Plan Amendment Package.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa Rosa denies the appeal and approves a General Plan Amendment on the subject property from Very Low Density Residential to Low Density Residential.

IN COUNCIL DULY PASSED this 18th day of November, 2014.

AYES: (5) Mayor Bartley, Council Members Combs, Olivares, Ours, Wysocky

NOES: (2) Vice Mayor Swinth, Council Member Carlstrom

ABSENT: (0)

ABSTAIN: (0)