

RESOLUTION NO. 28762

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL (2-8 UNITS PER ACRE) TO MEDIUM DENSITY RESIDENTIAL (8-18 UNITS PER ACRE) FOR ASSESSOR'S PARCEL NUMBERS 036-061-028, 036-061-068, AND 036-061-069 (2199 MARLOW ROAD) - FILE NUMBER MJP15-007

WHEREAS, the staff of the Planning and Economic Development Department conducted an analysis and rendered an environmental determination that the proposed General Plan Amendment would not have significant effects on the environment in that an Initial Study was conducted resulting in a Negative Declaration dated January 5, 2016, which was posted for public review from January 6, 2016 through January 27, 2016; and

WHEREAS, staff finds justification for amending the General Plan land use diagram on the subject parcels because of prevailing development patterns in the area, in addition to implementing the following goals and policies of the General Plan:

- LUL-A Foster a compact rather than a scattered development pattern in order to reduce travel, energy, land, and materials consumption while promoting greenhouse gas emission reductions citywide.
- LUL-E Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance.
- H-A Meet the housing needs of all Santa Rosa residents.
- H-A-2 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods.
- GM-B-4 Direct growth to areas where services and infrastructure can be provided efficiently.
- UD-G-2 Locate higher density residential uses adjacent to transit facilities, shopping, and employment centers; and

WHEREAS, on January 28, 2016, the Planning Commission conducted a duly noticed public hearing in consideration of a General Plan Amendment for properties identified as Assessor's Parcel Numbers 036-061-028, 036-061-068, and 036-061-069 (2199 Marlow Road); and

WHEREAS, at said meeting, the Planning Commission found that the General Plan Amendment will not have a significant effect on the environment and adopted Resolution No. 11746, recommending the City Council approve a General Plan Amendment, amending the land use diagram for Assessor's Parcel Numbers 036-061-028, 036-061-068, and 036-061-069 (2199 Marlow Road) from Low Density Residential (2-8 units per acre) to Medium Density Residential (8-18 units per acre) ; and

WHEREAS, the Council finds that a General Plan Amendment to change the land use designation from Low Density Residential (2-8 units per acre) to Medium Density Residential

(8-18 units per acre) on the subject parcels is justified to achieve the objectives and policies of the General Plan in that:

- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. 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 developments; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was conducted resulting in a Negative Declaration dated January 5, 2016, posted for public review from January 6, 2016 through January 27, 2016; and

WHEREAS, the proposed General Plan amendment is part of the Spring 2016 General Plan Amendment Package.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa hereby approves a General Plan Amendment on the subject properties from Low Density Residential (2-8 units per acre) to Medium Density Residential (8-18 units per acre).

AYES: (6) Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Carlstrom, Combs, Coursey, Wysocky

NOES: (0)

ABSENT: (1) Council Member Olivares

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney