

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF PROPERTY LOCATED AT 818, 819, AND 824 ASTON AVENUE; APNS: 038-202-016, -018, -022 TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER: REZ15-006

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) District is appropriate for the property located at 818, 819, and 824 Aston Avenue (“Subject Property”), in light of the Subject Property’s physical configuration, land use designation in the General Plan, and its location adjacent to established 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, and any applicable specific plan in that rezoning the Subject Property to R-3-18 will accommodate the type and density of development envisioned in the General Plan for the area; and
2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposed zoning district would implement the type of Medium Density Residential development analyzed in the adopted General Plan; and
3. The proposed project has been reviewed in compliance with California Environmental Quality Act (CEQA). The project is consistent with the development density established by the Santa Rosa General Plan 2035, for which an Environmental Impact Report has been certified and, as supported by a Traffic Impact Study and a Preliminary Standard Urban Stormwater Mitigation Plan, there are no project-specific impacts which are peculiar to the project or its site. Pursuant to CEQA Guidelines Section 15183, no additional environmental review is required; and
4. The site is physically suitable, including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities, for the proposed reclassification in that a development project, compatible with the proposed zoning, has been reviewed and approved by the City.

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 038-202-016, -018, and -022 to the R-3-18 (Multi-family Residential) District.

Section 3. Environmental Determination. The Council finds that the environmental effects of the proposed rezoning were evaluated as part of the General Plan 2035 Environmental Impact Report, certified by the Council on November 3, 2009 (SCH No. 2008092114). There are no significant environmental impacts which are peculiar to the parcel or to the project which were not addressed in that General Plan EIR, nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR.

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.

This ordinance was introduced by the Council of the City of Santa Rosa on June 20, 2017.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of _____, 2017.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney