

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FROM MOBILE HOME PARK TO TRANSIT VILLAGE MEDIUM FOR THE PROPERTY AT 3575 MENDOCINO AVENUE, ASSESSOR'S PARCEL NUMBERS 173-030-001 AND 173-030-002 - FILE NUMBERS PRJ20-002 AND GPAM20-001

WHEREAS, on November 12, 2020, the Planning Commission conducted a hearing in consideration of a General Plan Amendment to change the land use designation from Mobile Home to Transit-Village Medium to accommodate a 532 multi-family residential development consisting of 162 very-low and low-income senior housing units, and up to 370 market rate units, for the property located at 3575 Mendocino Avenue, which property is also identified as Assessor's Parcel Number(s) 173-030-001 and 173-020-002; and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Mobile Home to Transit-Village Medium, a request to rezone from the Rural Residential – Resilient City (RR-40-RC) zoning district to the Transit-Village Residential – Resilient City zoning district, and for a 2.5-acre portion of the project site to also include the Senior Housing (SH) combing district to accommodate the 162 affordable senior housing units, a tentative map to subdivide one site into eight lots to allow for the residential development, and design review to allow the proposed construction; and

WHEREAS, the Project requires a General Plan Amendment, changing the General Plan land use designation from Mobile Home to Transit-Village Medium; and

WHEREAS, the proposed General Plan amendment is part of the Fall 2020 General Plan Amendment Package; and

WHEREAS, the Transit-Village Medium land use is intended to accommodate mixed use development within approximately one-half mile of a transit facility. This designation requires residential uses and encourages ground floor neighborhood serving retail and live-work uses. The Transit-Village Medium land use allows residential densities between 25 to 40 units per acre. The proposed project includes a density of 40 units per acre, consistent with the Transit Village Medium land use. Bus stops for CityBus Route 1, a high frequency corridor with 15-minute headways, are located within a ½ mile radius of the project site. Additionally, the site is served by Sonoma-Marín Area Rail Transit (SMART), Sonoma County Transit and Paratransit; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), all potentially significant or significant effects required to be identified and analyzed pursuant to the California Environmental Quality Act (CEQA) have been identified and analyzed in the initial study and Sustainable Communities Environmental Assessment (SCEA); and

WHEREAS, the proposed Project, as mitigated, either avoids or mitigates to a level of insignificance all potentially significant or significant effects of the proposed project

required to be analyzed pursuant to CEQA, and the requested General Plan Amendment is within the scope of the SCEA for the Project; and

WHEREAS, adoption of the 3575 Mendocino Avenue General Plan Amendment is consistent with the applicable goals and policies of the 2035 General Plan and staff finds justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area, proximity to services, employment areas, and high-frequency transit; and

WHEREAS, on November 12, 2020, the Planning Commission held a duly noticed public hearing to consider said General Plan Amendment for the 3575 Mendocino Avenue Project; and

WHEREAS, at its November 12, 2020, meeting, the Planning Commission recommended that the City Council adopt the Sustainable Communities Environmental Assessment (SCEA) for the 3575 Mendocino Avenue Project; and

WHEREAS, the Planning Commission finds that a General Plan Amendment to Transit Village Medium on the subject site 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 in that the General Plan seeks to increase the supply of housing throughout the City, in particular within the City's Priority Development Areas (PDAs). The project site is located within the Mendocino Avenue Corridor PDA, in close proximity to transit and services, and provides housing units to many needs within the community including seniors and very-low and low income households;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that amending the General Plan would allow for a high-density residential project in an area envisioned for increased residential densities with adequate infrastructure and nearby services, and would result in a needed affordable senior and market rate housing for 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 in that the site is a flat, previously developed site with access to utilities, nearby retail and business services, major transportation corridors including Highway 101, a regional street, and transit stops; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that a Sustainable Communities Environmental Assessment (SCEA) was prepared and circulated for public review for a 30-day period commencing on September 28th and ending on October 27th. The SCEA determined that there would be no significant and unavoidable environmental impacts

based on the project details, compliance with standard measures and project specific mitigation measures.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa is recommending to the City Council that the Council approve a General Plan Amendment on the subject property from Mobile Home Park to Transit Village Medium.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 12th day of November, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

DRAFT