

ORDINANCE NO. ORD-2024-013

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A ZONING CODE MAP AMENDMENT TO RECLASSIFY 8,383 PARCELS ON THE ZONING MAP TO REMOVE THE RESILIENT CITY (-RC) COMBINING DISTRICT IN ORDER TO EXPAND AND IMPLEMENT SANTA ROSA RESILIENCY INITIATIVES; FILE NUMBER PRJ23-010

WHEREAS, the Housing Element was adopted in 2023; this element of the General Plan has programs that require updating streamlining processes for housing that are within the Resilient City Development Measures; and

WHEREAS, in July 2023, developer outreach was conducted to receive feedback from developers who utilized the Modifications to the Design Review process; and

WHEREAS, from July 18, 2023, to August 18, 2023, a survey was open to the general public for feedback on both the Resilient City Development Measures and the Resilient City Combining District; and

WHEREAS, on July 20, 2023, staff received comments from the Design Review Board on sections of the Resilient City code that pertain to Design Review; and

WHEREAS, on September 13, 2023, staff received comments from the Cultural Heritage Board on proposed additions to the Resilient City code that pertain to Landmark Alteration; and

WHEREAS, On November 29, 2023, the Council adopted ORD-2023-015, amending Zoning Code Chapter 20-16, Resilient City Development Measures, and Zoning Code Section 20-28.100, Resilient City Combining District, extending the expiration date of the ordinances from December 31, 2023, to December 31, 2024; and

WHEREAS, on May 7, 2024, Council adopted the annual City Council Goals & Objectives which outlined goals for increasing housing, reducing homelessness, promoting economic development, and adopting/codifying the Resilient City Development Measures; and

WHEREAS, between July 8 to August 8, 2024, the public draft of the proposed Zoning Code Text Amendment was open to the general public for comments and questions; and

WHEREAS, on August 15, 2024, staff received comments from the Design Review Board on the Resilient City Public Draft sections related to Design Review and Landmark Alteration; and

WHEREAS, on September 12, 2024, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing and recommended to the City Council adoption of a Zoning Code Map Amendment to reclassify 8,383 parcels on the Zoning Map in order to expand and implement Santa Rosa resiliency initiatives.

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council of the City of Santa Rosa finds, pursuant to City Code Section 20-64-050 (Findings), based on evidence and records presented, that:

- A. The proposed rezonings are consistent with the goals and policies of the Santa Rosa General Plan, and all applicable Specific Plans in that the reclassification of the Subject Properties to remove the –RC combining district and return to the base zoning district in conjunction with the Resilient City Standards being added to the Zoning Code is consistent with the City’s General Plan and any applicable specific plan in that the reclassification exercises the land use powers of the City to protect the health, safety and welfare of the public which would be impacted if hazard affected properties were not repaired and repopulated.
- B. The proposed rezonings would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the reclassification of the Subject Properties to remove the –RC combining district and return to the base zoning district in conjunction with the Resilient City Standards being added to the Zoning Code will provide a means to restore portions of the City damaged by a future hazard and respond to other hazard related needs without requiring zoning map amendments for affected parcels.
- C. The proposed rezonings would not impact the physical suitability of the subject sites to develop with the anticipated land uses/developments.
- D. The proposed rezonings have been reviewed in compliance with the California Environmental Quality Act (CEQA) and are exempt under the “common sense exemption” set forth in CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects having the potential to cause a significant effect on the environment. The parcels were rezoned to the -RC combining district to utilize rebuilding and streamlining measures that are now proposed to apply citywide in the event of a future hazard. The Zoning classification of each parcel will return to the base zoning which does not create any significant changes or effects on the environment beyond what was previously anticipated in the General Plan Environmental Impact Report.

Section 2. The Zoning Map of the City of Santa Rosa is amended by removing the Resilient City (-RC) Combining District classification from the parcels located within the following areas:

- I. Coffey Park area. Residential and nonresidential parcels generally bounded by the City jurisdictional boundary to the north, Piner Road and Pinercrest Drive to the south, Piner Creek to the east, and the SMART rail corridor and Waltzer Road to the west, as depicted in Figure 2-18, Coffey Park Area.

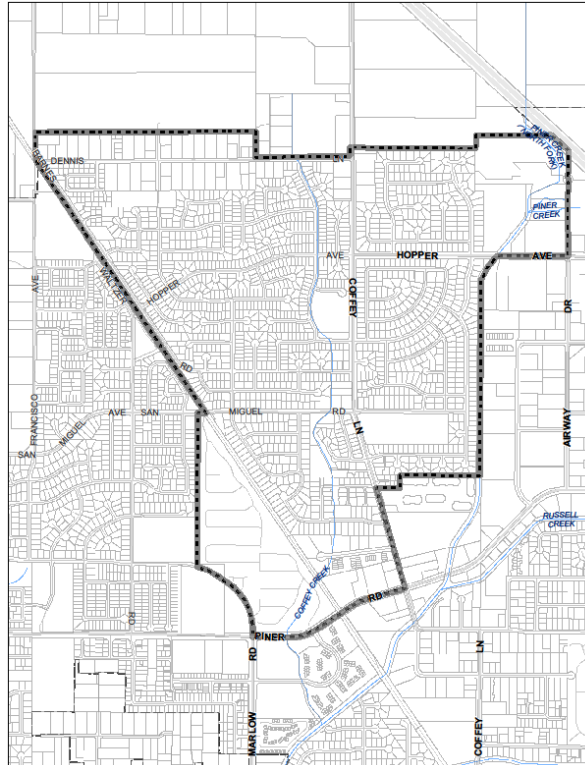


Figure 2-18 – Coffey Park Area

- II. Highway 101 Corridor/Round Barn area. Residential and nonresidential parcels generally bounded by the City jurisdictional boundary to the north, Piner Road and Bicentennial Way to the south, Fountaingrove Parkway/Bicentennial Way and Round Barn Boulevard to the east, and Piner Creek and Airway Drive to the west, as depicted in Figure 2-19, Highway 101 Corridor/Round Barn Area.

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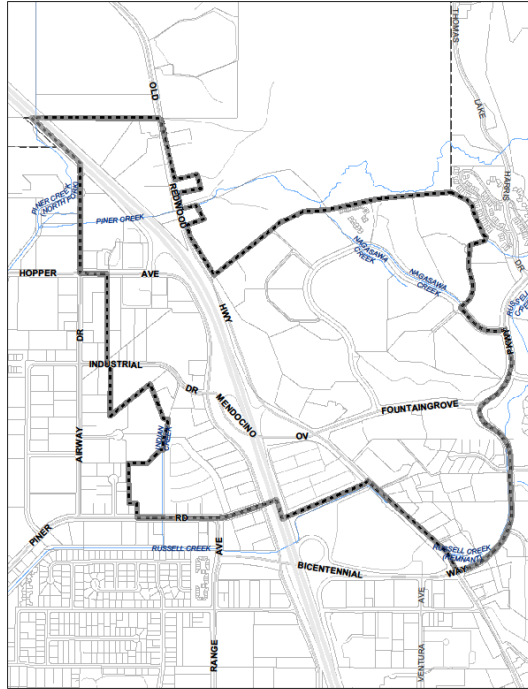


Figure 2-19 – Highway 101 Corridor/Roundbarn Area

- III. Fountainview area. Residential and nonresidential parcels generally bounded by Fountaingrove Parkway to the north, Lake Park Drive to the south, Altruria Drive, Glenview Place and Kelsey Knolls to the east, and Bicentennial Way and Fountaingrove Parkway to the west, as depicted in Figure 2-20, Fountainview Area.

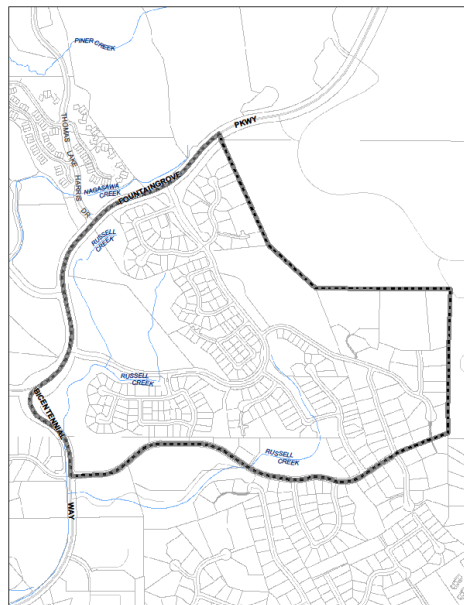


Figure 2-20 – Fountainview Area

- IV. Fountaingrove area. Residential and nonresidential parcels generally bounded by the City jurisdictional boundary to the north, east and west, and Fountaingrove Parkway,

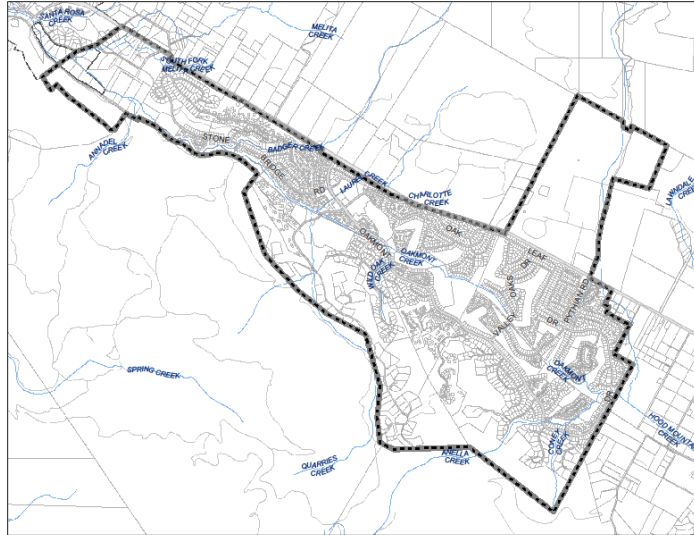


Figure 2-23 – Oakmont Area

- VII. Skyhawk area. Residential parcels generally bounded by Sunhawk Drive to the north; San Ramon Way, Great Heron Drive, and Los Alamos Road to the west; Los Alamos Road and Melita Road to the east; and Melita Road to the south, as depicted in Figure 2-24, Skyhawk Area.

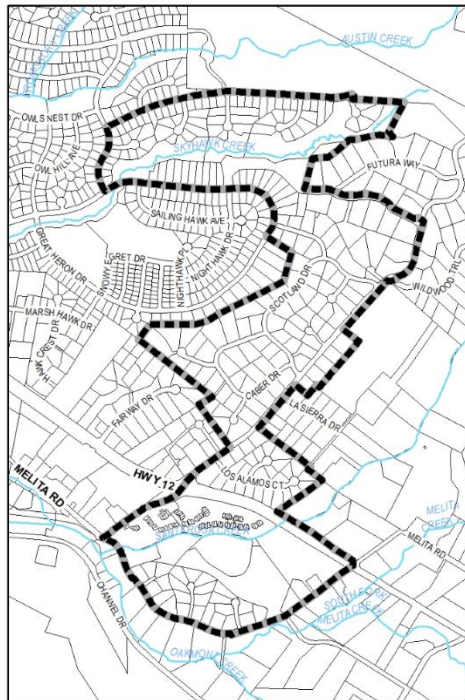


Figure 2-24 – Skyhawk Area

VIII. Piedmont area. Residential parcels generally bounded by the City jurisdictional boundary to the north; Calistoga Road to the West, Piedmont Drive and Piedmont Court to the south, and Escalero Road to the east, as depicted in Figure 2-25, Piedmont Area.

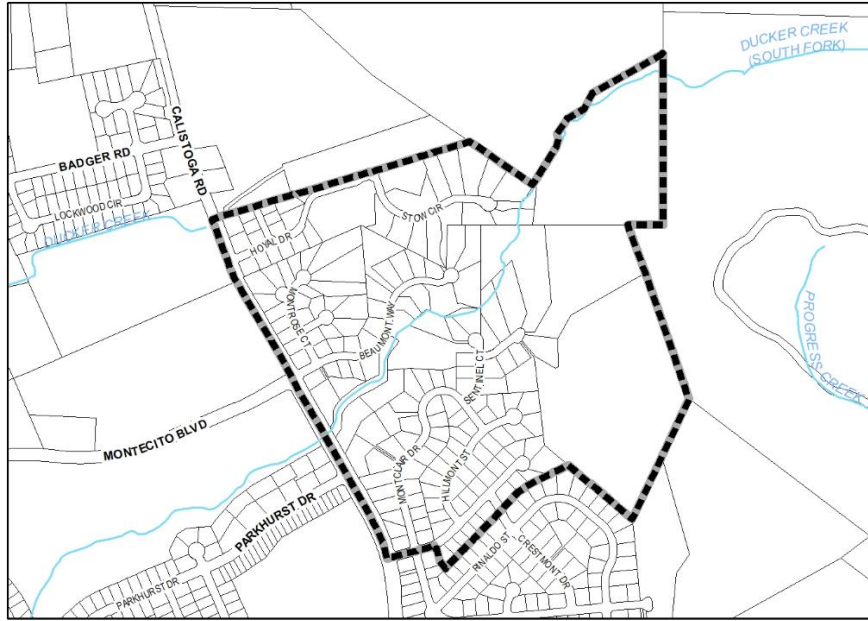


Figure 2-25 – Piedmont Area

IX. Prezoned Parcel with APN 031-090-041 from project file number ANX23-001.

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Section 3. 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 4. 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 November 12, 2024.

IN COUNCIL DULY PASSED AND ADOPTED this 19th day of November, 2024.

AYES: (6) Mayor N. Rogers, Vice Mayor Stapp, Council Members Alvarez, Fleming, Okrepkie, C. Rogers

NOES: (0)

ABSENT: (1) Council Member MacDonald

ABSTAIN/RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney