ORDINANCE NO. 4075

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF 190 PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN – FILE NUMBER ST14-001

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 Proposed Zoning Districts identified in Section 2 are appropriate for the properties listed below ("Subject Properties"), and that the reclassification to the New Zoning Districts are appropriate for the properties identified in Section 2, due to Subject Properties' physical configuration and their location adjacent to established development. The Council further finds and determines that:

A. The reclassification of the Subject Properties from the Previous Zoning Districts to the New Zoning Districts is consistent with the City's General Plan and the Roseland Area/Sebastopol Road Specific Plan in that the Zoning authorizes land uses in conformance with the Land Use Element of the City's General Plan, and consistent with the Roseland Area/Sebastopol Road Specific Plan; and

B. The reclassification of the Subject Properties from the Previous Zoning Districts to the New Zoning Districts would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that no physical changes are proposed as part of this project and permissible future uses under the reclassification will be compatible with the surrounding neighborhoods; and

C. The sites are physically suitable including absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities for the proposed reclassification.

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 the following Assessor's Parcel Numbers to the Districts listed under New Zone:

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
035-191-015	NONE	PD 95-004	R-3-30
035-191-016	NONE	PD 95-004	R-3-30
125-551-016	2542 OLD STONY POINT RD	R-3-18	R-3-30
125-551-008	2558 OLD STONY POINT RD	R-1-15	R-3-30
125-551-014	1883 HEARN AVE	R-1-15	R-3-30
125-551-017	1877 HEARN AVE	R-1-15	R-3-30
125-551-013	1869 HEARN AVE	R-1-15	R-3-30

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
125-551-018	1825 HEARN AVE	R-3-18	R-3-30
043-072-015	1590 HEARN AVE	R-3-18	R-3-30
043-072-019	1550 HEARN AVE	OSC	R-3-30
043-072-007	2641 DUTTON MEADOW	RR-40	R-3-30
043-071-030	1500 HEARN AVE	R-1-6	R-3-30
043-071-025	2626 DUTTON MEADOW	R-1-6	R-3-30
043-071-026	1466 HEARN AVE	R-1-6	R-3-30
043-071-027	1424 HEARN AVE	RR-40	R-3-30
043-122-017	NONE	R-3-30	OSR
134-290-032	2630 STONY POINT RD	RR-20	R-1-6
134-290-015	NONE	RR-20	R-1-6
134-290-011	2640 STONY POINT RD	RR-20	R-1-6
134-290-033	2644 STONY POINT RD	RR-20	R-1-6
134-290-016	2640 STONY POINT RD	RR-20	R-1-6
134-290-031	2652 STONY POINT RD	RR-20	R-1-6
134-290-017	2646 STONY POINT RD	RR-20	R-1-6
134-290-030	2662 STONY POINT RD	RR-20	R-1-6
134-290-029	2674 STONY POINT RD	RR-20	R-1-6
134-290-020	1860 HEARN AVE	RR-40	R-3-10
134-301-001	1880 HEARN AVE	RR-40	R-1-6
134-301-006	1868 HEARN AVE	RR-40	R-1-6
134-290-019	2636 STONY POINT RD	RR-40	R-1-6
134-290-018	2638 STONY POINT RD	RR-40	R-1-6
134-290-006	2710 STONY POINT RD	RR-40	R-3-18 for the western portion of the property fronting Stony Point Road; R-1-6 for the eastern portion of the property (following the General Plan land use line)
134-290-004	2724 STONY POINT RD	RR-40	R-3-18
134-310-117	2736 STONY POINT RD	RR-20	R-3-18
134-310-105	2740 STONY POINT RD	RR-20	R-3-18
134-042-043	NONE	RR-40	R-1-6
134-042-049	NONE	RR-40	R-1-6
134-042-042	NONE	RR-40	R-1-6
134-042-017	2882 STONY POINT RD	RR-40	R-1-6
134-042-064	NONE	RR-20-G	R-1-6-G
134-042-063	NONE	RR-40	R-1-6
134-042-010	707 BELLEVUE AVE	RR-40	R-1-6
134-042-065	671 BELLEVUE AVE	RR-40	R-1-6
043-072-003	2699 DUTTON MEADOW	RR-40	R-1-6
043-111-003	2819 DUTTON MEADOW	RR-40	R-1-6

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
043-111-011	2831 DUTTON MEADOW	R-2	R-1-9
043-112-020	1485 MAUREEN DR	RR-20	R-1-6
043-112-031	1411 MAUREEN DR	RR-20	R-1-6
043-112-043	1397 MAUREEN DR	RR-20	R-1-6
043-112-014	2800 DUTTON MEADOW	RR-20	R-1-6
043-112-055	1450 MAUREEN DR	RR-20	R-1-6
043-112-030	1422 MAUREEN DR	RR-20	R-1-6
043-112-029	1400 MAUREEN DR	RR-20	R-1-6
043-135-002	NONE	RR-20	R-1-6
043-112-061	2820 DUTTON MEADOW	RR-20	R-1-6
043-112-060	2838 DUTTON MEADOW	RR-40	R-1-6
043-112-042	2854 DUTTON MEADOW	R-2	R-1-6
043-122-003	2986 DUTTON MEADOW	RR-40	R-1-6
043-122-016	3000 CREEK PARK LN	RR-40	R-3-18
043-340-002	1280 HEARN AVE	RR-40	R-1-6
043-340-001	1260 HEARN AVE	RR-40	R-1-6
043-340-003	1269 ALOISE AVE	RR-40	R-1-6
043-340-004	1263 ALOISE AVE	RR-40	R-1-6
043-340-005	1257 ALOISE AVE	RR-40	R-1-6
043-340-006	1251 ALOISE AVE	RR-40	R-1-6
043-340-007	1245 ALOISE AVE	RR-40	R-1-6
043-340-008	1239 ALOISE AVE	RR-40	R-1-6
043-340-009	1233 ALOISE AVE	RR-40	R-1-6
043-340-010	1227 ALOISE AVE	RR-40	R-1-6
043-340-011	1221 ALOISE AVE	RR-40	R-1-6
043-071-007	2684 DUTTON MEADOW	PD 06-001	R-1-6
043-071-022	2666 DUTTON MEADOW	PD 06-001	R-1-6
043-071-023	2650 DUTTON MEADOW	PD 06-001	R-1-6
125-521-006	2310 STONY POINT RD	RR-40	R-3-18
125-521-007	2244 STONY POINT RD	RR-40	R-3-18
125-461-024	2222 STONY POINT RD	RR-40	R-3-18 for the western portion of the property fronting Stony Point Road; R-1-6 for the eastern portion of the property (following the General Plan land use line)
125-461-023	2180 STONY POINT RD	R-2	R-1-6
125-670-030	NONE	PD 03-003	R-1-6
125-670-032	NONE	RR-20	R-1-6
125-401-016	1830 STONY POINT RD	RR-40	R-1-6
125-401-018	1780 STONY POINT RD	RR-40	R-1-6
125-311-008	1650 STONY POINT RD	PD 03-003	R-1-6

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
035-121-057	955 STONY POINT RD	CG	R-1-6
125-311-028	1228 TROMBETTA ST	R-3-18	R-1-6
125-242-002	1193 TROMBETTA ST	PD 0279	R-1-6
125-242-006	1177 TROMBETTA ST	PD 0279	R-1-6
125-242-007	1173 TROMBETTA ST	PD 0279	R-1-6
125-242-013	1180 MANCINI ST	PD 0279	R-1-6
125-242-016	1192 MANCINI ST	PD 0279	R-1-6
125-242-017	1196 MANCINI ST	PD 0279	R-1-6
125-243-002	1112 TROMBETTA ST	PD 0279	R-1-6
125-243-006	1128 TROMBETTA ST	PD 0279	R-1-6
125-243-010	1144 TROMBETTA ST	PD 0279	R-1-6
125-243-012	1152 TROMBETTA ST	PD 0279	R-1-6
125-243-016	1168 TROMBETTA ST	PD 0279	R-1-6
125-243-017	1172 TROMBETTA ST	PD 0279	R-1-6
125-243-020	1184 TROMBETTA ST	PD 0279	R-1-6
125-243-022	1190 TROMBETTA ST	PD 0279	R-1-6
125-243-026	1195 DE MEO ST	PD 0279	R-1-6
125-243-031	1175 DE MEO ST	PD 0279	R-1-6
125-243-033	1167 DE MEO ST	PD 0279	R-1-6
125-243-037	1151 DE MEO ST	PD 0279	R-1-6
125-243-038	1147 DE MEO ST	PD 0279	R-1-6
125-243-041	NONE	PD 0279	R-1-6
125-244-002	1170 DE MEO ST	PD 0279	R-1-6
125-244-004	1178 DE MEO ST	PD 0279	R-1-6
125-244-005	1182 DE MEO ST	PD 0279	R-1-6
125-244-009	1198 DE MEO ST	PD 0279	R-1-6
125-244-011	1195 COMALLI ST	PD 0279	R-1-6
125-244-013	1187 COMALLI ST	PD 0279	R-1-6
125-244-016	1175 COMALLI ST	PD 0279	R-1-6
125-244-017	1171 COMALLI ST	PD 0279	R-1-6
125-242-001	1197 TROMBETTA ST	PD 0279	R-1-6
125-242-003	1189 TROMBETTA ST	PD 0279	R-1-6
125-242-004	1185 TROMBETTA ST	PD 0279	R-1-6
125-242-005	1181 TROMBETTA ST	PD 0279	R-1-6
125-242-008	1169 TROMBETTA ST	PD 0279	R-1-6
125-242-009	1165 TROMBETTA ST	PD 0279	R-1-6
125-242-010	1168 MANCINI ST	PD 0279	R-1-6
125-242-011	1172 MANCINI ST	PD 0279	R-1-6
125-242-012	1176 MANCINI ST	PD 0279	R-1-6
125-242-014	1184 MANCINI ST	PD 0279	R-1-6
125-242-015	1188 MANCINI ST	PD 0279	R-1-6
125-243-001	1108 TROMBETTA ST	PD 0279	R-1-6

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
125-244-018	1167 COMALLI ST	PD 0279	R-1-6
125-245-001	1158 COMALLI ST	PD 0279	R-1-6
125-245-003	1164 COMALLI ST	PD 0279	R-1-6
125-245-004	1168 COMALLI ST	PD 0279	R-1-6
125-245-005	1172 COMALLI ST	PD 0279	R-1-6
125-243-003	1116 TROMBETTA ST	PD 0279	R-1-6
125-243-004	1120 TROMBETTA ST	PD 0279	R-1-6
125-243-005	1124 TROMBETTA ST	PD 0279	R-1-6
125-243-007	1132 TROMBETTA ST	PD 0279	R-1-6
125-243-008	1136 TROMBETTA ST	PD 0279	R-1-6
125-245-008	1184 COMALLI ST	PD 0279	R-1-6
125-245-009	1188 COMALLI ST	PD 0279	R-1-6
125-243-009	1140 TROMBETTA ST	PD 0279	R-1-6
125-243-011	1148 TROMBETTA ST	PD 0279	R-1-6
125-243-013	1156 TROMBETTA ST	PD 0279	R-1-6
125-243-014	1160 TROMBETTA ST	PD 0279	R-1-6
125-243-015	1164 TROMBETTA ST	PD 0279	R-1-6
125-243-018	1176 TROMBETTA ST	PD 0279	R-1-6
125-243-019	1180 TROMBETTA ST	PD 0279	R-1-6
125-243-021	1188 TROMBETTA ST	PD 0279	R-1-6
125-243-023	1194 TROMBETTA ST	PD 0279	R-1-6
125-243-024	1198 TROMBETTA ST	PD 0279	R-1-6
125-243-025	1199 DE MEO ST	PD 0279	R-1-6
125-243-027	1191 DE MEO ST	PD 0279	R-1-6
125-243-028	1187 DE MEO ST	PD 0279	R-1-6
125-243-029	1183 DE MEO ST	PD 0279	R-1-6
125-243-030	1179 DE MEO ST	PD 0279	R-1-6
125-243-032	1171 DE MEO ST	PD 0279	R-1-6
125-243-034	1163 DE MEO ST	PD 0279	R-1-6
125-243-035	1159 DE MEO ST	PD 0279	R-1-6
125-243-036	1155 DE MEO ST	PD 0279	R-1-6
125-243-039	1143 DE MEO ST	PD 0279	R-1-6
125-243-040	1139 DE MEO ST	PD 0279	R-1-6
125-244-001	1166 DE MEO ST	PD 0279	R-1-6
125-244-003	1174 DE MEO ST	PD 0279	R-1-6
125-244-006	1186 DE MEO ST	PD 0279	R-1-6
125-244-007	1190 DE MEO ST	PD 0279	R-1-6
125-244-008	1194 DE MEO ST	PD 0279	R-1-6
125-244-010	1199 COMALLI ST	PD 0279	R-1-6
125-244-012	1191 COMALLI ST	PD 0279	R-1-6
125-244-014	1183 COMALLI ST	PD 0279	R-1-6
125-244-015	1179 COMALLI ST	PD 0279	R-1-6

APN	ADDRESS	PREVIOUS ZONE	NEW ZONE
125-245-002	1160 COMALLI ST	PD 0279	R-1-6
125-245-006	1176 COMALLI ST	PD 0279	R-1-6
125-245-007	1180 COMALLI ST	PD 0279	R-1-6
125-245-010	1192 COMALLI ST	PD 0279	R-1-6
125-245-011	1196 COMALLI ST	PD 0279	R-1-6
125-245-012	1200 COMALLI ST	PD 0279	R-1-6
010-252-003	44 SEBASTOPOL RD	CG	CN
010-252-004	48 SEBASTOPOL RD	CG	R-3-18
010-252-068	106 SEBASTOPOL RD	CG	R-3-18
010-252-069	106 SEBASTOPOL RD	CG	R-3-18
010-252-056	401 OLIVE ST	CG	R-3-18
010-252-049	417 OLIVE ST	CG	R-3-18
010-252-041	419 OLIVE ST	CG	R-3-18
010-252-067	429 OLIVE ST	CG	R-3-18
010-252-014	431 OLIVE ST	CG	R-3-18
010-252-015	433 OLIVE ST	CG	R-3-18
010-252-016	505 OLIVE ST	CG	R-3-18
010-252-017	515 OLIVE ST	CG	R-3-18
010-252-018	517 OLIVE ST	CG	R-3-18
010-252-019	523 OLIVE ST	CG	R-3-18
010-244-041	568 OLIVE ST	CG	R-3-18
010-244-043	524 OLIVE ST	CG	R-3-18
010-244-042	516 OLIVE ST	CG	R-3-18
125-043-005	250 DUTTON AVE	IL	CG
125-121-023	255 DUTTON AVE	TV-R-SA	CG-SA

Section 3. In addition to any other conditions that are deemed appropriate or necessary at the time a Use Permit or other development permit is applied for, any development approval for these properties shall be expressly conditioned to require the applicant to fulfill the following condition:

> Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time that the building permit(s) for this development, or any part thereof, are issued.

Section 4. Environmental Determination. The Council finds that the Final Environmental Impact Report prepared for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation and the associated Amendments, certified by this Council by Resolution No. 28873 adequately describes and analyzes the reclassification of the Subject Properties from the Previous Zoning Districts to the New Zoning Districts as set forth herein, and that no further environmental review is required.

Section 5. 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 6. 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 October 18th, 2016.

IN COUNCIL DULY PASSED AND ADOPTED this 25th day of October 2016.

AYES: (4) Mayor Sawyer, Council Members Carlstrom, Coursey, Wysocky

NOES: (0)

ABSENT: (3) Vice Mayor Schwedhelm, Council Members Combs, Olivares

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

_____

Interim City Attorney