

## ORDINANCE NO. 3181

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PARCELS INCLUDED WITHIN PROPOSED SOUTHWEST SANTA ROSA ANNEXATION NUMBER 2-94 - FILE NUMBER 94-0303-00

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

Section 1. The Council of the City of Santa Rosa finds, based on the evidence and records presented, that the prezoning classifications consisting of Planned Community (PC), Public Building (PB), General Commercial Planned Development (C-2-PD), Planned Industrial (PM), Single Family Residential (R-1-6, R-1-7.5, R-1-9, or R-1-15) Small Lot, Single Family Residential (R-1-2/6), Rural Residential (RR-40 or RR-20), Multiple Family Residential (R-2), and Residential/Professional Office (R-4) are appropriate for the properties identified in Section 2 and such classifications are consistent with the Santa Rosa General Plan (Southwest Area Plan) in that:

1. The annexation boundary is a logical extension of the City boundary because it is contiguous with the existing City limits and is within the urban boundary.
2. The property is situated within the Neighborhood Commons, Parks/Recreation, Residential-Low Density/Open Space, Residential-Low Density, Residential-Medium-Low Density, and Residential-Medium Density/Office, Business Park, Retail Business and Service, designations as shown on the Land Use Diagram of the City's Southwest Area Plan (General Plan), which designations permit parks, recreation, retail, service, light industrial, and office uses as well as residential development at various densities ranging from .025 to 18 dwelling units per acre.
3. That the proposed prezoning classifications (in particular the proposed Planned Community prezoning for Courtside Village) are consistent with the Southwest Area Plan in that they implement the policies of the plan, specifically the land use, circulation, and community service and facility goals, objectives, and policies identified in the Planning Commission staff report.
4. The proposed Rural Residential (RR-20 and RR-40) prezoning classifications are consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that they implement mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report.
5. The proposed Single Family Residential (R-1-6, R-1-7.5, R-1-9, and R-1-15) prezoning classifications are consistent with the Southwest Area Plan (Policy CSF-2.1.3) in that they recognize existing single family uses and implement mitigation measure 3.1.7-4 of the Southwest Area Plan Final Environmental Impact Report.

6. That the proposed Residential/Professional Office (R-4) classification is consistent with the Residential Medium Density/Office land use designations of Southwest Area Plan and will implement the goals, objectives, and policies of said Plan.
7. That the proposed Multiple Family Residential (R-2) classification is consistent with the Residential Low Density land use designations of Southwest Area Plan and implement the goals, objectives, and policies of said Plan as well as recognize existing duplex units.
8. That the proposed Public Building (PB) classification is consistent with the Public/Institutional designation of the Southwest Area Plan and recognizes the existing Santa Rosa Christian School and possibilities for expanding the campus.
9. That the proposed Planned Industrial (PM) classification is consistent with the Business Park designation of the Southwest Area Plan and will implement the goals, objectives, and policies of said Plan.
10. The proposed Courtside Village Planned Community District will promote a distinctive project of the highest quality in that the proposed Development Plan and Policy Statement provides for new recreational amenities (tennis club, parks, bike trail access and improvements); the potential for a diverse mix of housing densities; and the potential for an accommodation of non-auto oriented modes of transportation (pedestrian walkways, bicycle paths, and transit stops).
11. Adequate City services can be provided for the proposed annexation as evidenced by the Plan for Providing Services prepared by the applicant for the Sonoma County Local Agency Formation Commission and reviewed by the City staff.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, the "Zoning Map of the City of Santa Rosa" as described in Section 20-02.287 of the Santa Rosa City Code, is hereby amended so as to place the following rezoning classifications on the following identified properties (Graphically depicted on Exhibit "A" attached hereto):

Sonoma County Assessor's Parcels numbered 035-063-005 (that portion 204 feet to the rear of the front parcel line); 035-063-006, -007, -008, -018, -019, -020, -023, -028, -029, and -030; 035-091-015 and -017; 035-093-007; 035-102-003, -004, -011; 035-251-028, -029, -036, and -043 are rezoned to the City's RR-40 (Interim Rural Residential) District.

Sonoma County Assessor's Parcels numbered 035-063-022, -024, -026, and -027; 035-091-005, -006, -008, -009, and -023; 035-093-005, -006, -015, and -031; 035-102-012, -013, and -017; 035-251-025, -034, and -041 are rezoned to the City's RR-20 (Rural Residential) District.

Sonoma County Assessor's Parcels numbered 035-091-011, -014, and -027; 035-093-023, -024, and -025; 035-251-002, -030, and -044 are rezoned to the City's R-1-15 (Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-063-025; 035-091-002, -018, -019, -021, 035-093-011, -026, and -033; 035-251-003, -009, -014, -026, and -033 are rezoned to the City's R-1-9 (Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-091-020 and 035-251-040 are rezoned to the City's R-1-7.5 (Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-093-002, -003, -009, -010, -012, -013, and -021; 035-094-001; and 035-251-038, -039, and -045 are rezoned to the City's R-1-6 (Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-063-017 and -021; 035-091-016, -022 and -025; 035-094-002 and 035-251-032 are rezoned to the City's R-1-2/6 (Small Lot Single-Family Residential) District.

Sonoma County Assessor's Parcels numbered 035-093-017 and -018 are rezoned to the City's R-4 (Residential/Professional Office) District.

Sonoma County Assessor's Parcels numbered 035-093-016 and 035-251-013 are rezoned to the City's R-2 (Multiple Family [Duplex] Residential) District.

Sonoma County Assessor's Parcels numbered 035-063-009 through -016 and 035-091-026 and 035-102-009, -010, -015, -016, -020, -021, -023, -025, and -026 are rezoned to the City's PC (Planned Community) District.

Sonoma County Assessor's Parcels numbered 035-063-001 through -004; 035-093-035; and the southern 204 feet of parcel 035-063-005 are rezoned to the City's C-2-PD (General Commercial-Planned Development) District.

Sonoma County Assessor's Parcels numbered 035-063-031, -032, -035, -036, -037, and -038; 035-251-017 through -023 and -037 are rezoned to the City's PM (Planned Industrial) District.

Sonoma County Assessor's Parcels numbered 035-093-036, -037, and -038 are rezoned to the City's PB (Public Building) District.

Section 3. In accordance with the provisions of Section 20-02.287 of the Santa Rosa City Code, the rezoning classifications set forth in Section 2 of this ordinance shall become the zoning classification of each parcel of real property therein identified upon the completion of the parcel's annexation to the City of Santa Rosa.

Section 4. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 28th day of March, 1995.

AYES: (5) Mayor Pedgrift; Councilmembers Berto, Condrón, Wiggins and Wright

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST:

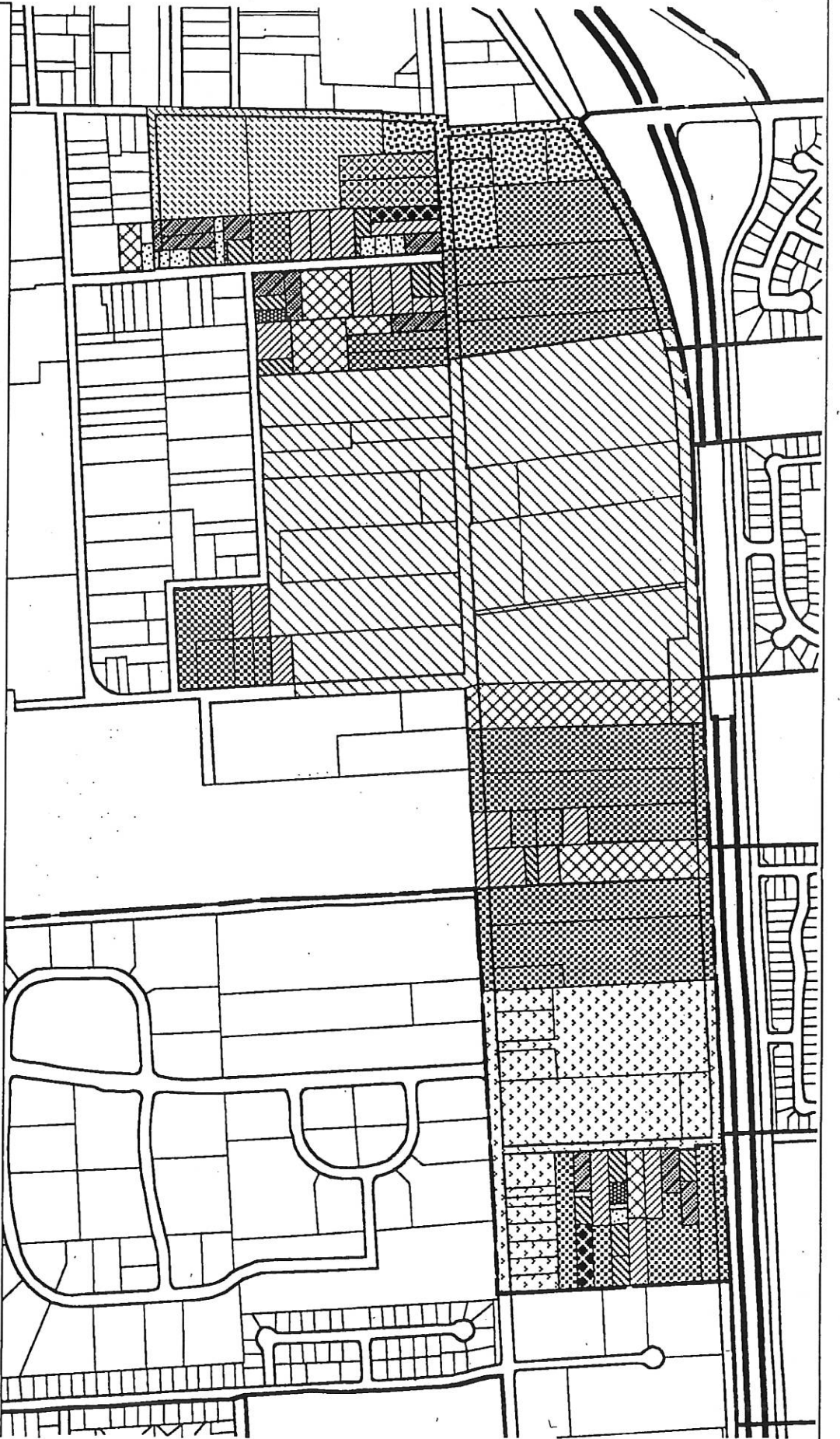
Gayle Petersen  
Assistant City Clerk

APPROVED:

James Pedgrift  
Mayor

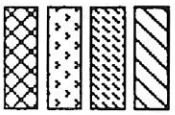
APPROVED AS TO FORM:

BOO  
City Attorney



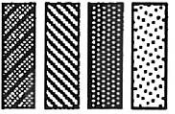
**SW 2-94 - SEBASTOPOL ROAD  
PREZONING CLASSIFICATIONS**

**EXHIBIT "A"**

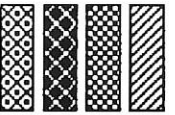


PC  
PB  
PM

R-1-2/6



R-1-6  
R-1-7.5  
R-1-9  
R-1-15



RR-20  
RR-40  
R-2  
R-4



C-2-PD





ORDINANCE NO. 3440

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE - RECLASSIFICATION OF PROPERTY LOCATED AT 3950 SEBASTOPOL ROAD (COURTSIDE VILLAGE) - FILE NUMBER MNP98-055

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 PC (Amended) District is appropriate for the property identified in Section 2 due to subject property's physical configuration and its location adjacent to established development.

The Council further finds and determines that the reclassification of the subject property from the PC (Planned Community) District to the PC-Amended (Planned Community - Amended) District is consistent with the Santa Rosa General Plan in that:

1. The zoning authorizes Mixed Land Use in conformance with the policy of the Land Use Element of the City's General Plan in that it designates the site for Mixed Land Use.
2. Adequate City services can be provided for the proposed development.

This proposal is exempt from the provisions of the California Environmental Quality Act.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-01.010, so as to change the classification of Assessor's Parcel Number 035-091-026 to the PC-Amended District.

Section 3. This ordinance shall take effect the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 14th day of September, 1999.

AYES: (6) Mayor Condron; Councilmembers Martini, Vas Dupre, Evans,  
Rabinowitsh, Runyan

NOES: (0)

ABSENT: (1) Councilmember Wright

ABSTAIN: (0)

ATTEST: Audrey Hooper  
Assistant City Clerk

APPROVED: Janet Condron  
Mayor

APPROVED AS TO FORM

Rae  
City Attorney

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA **REVISING THE ZONING POLICY STATEMENT FOR THE COURTSIDE VILLAGE PLANNED COMMUNITY ZONING DISTRICT**

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 a revision of the Zoning Policy Statement for the Courtside Village Planned Community is appropriate for the property identified in Section 2, due to subject properties' physical configuration and their location adjacent to established and anticipated development.

The Council further finds and determines that revision of the Zoning Policy Statement is consistent with the Santa Rosa General Plan in that:

1. The General Plan allows neighborhood shopping centers with a mix of retail and residential uses in all land use categories. **The proposed expansion of allowable commercial uses to include, generally, those uses allowable in the City's C-1 (Neighborhood Commercial) district will further establish this mixed-use project as a small-scale neighborhood center, and thus is consistent with the underlying General Plan land use designation.**

2. It will advance General Plan Goal LUL-G, which calls for the City to "Promote mixed use sites and centers".

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made, Chapter 20 of the Santa Rosa City Code is amended by revising the Zoning Policy Statement for the Courtside Village Planned Community Zoning District as same applies to Assessor's Parcel Numbers 035-690-044 through 049; 035-700-068 through 073; 035-710-001 through 007; and 035-780-001 through 010.

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. Environmental Determination. The Council finds that the adoption and implementation of this ordinance are exempt from the provisions of the California Environmental Quality Act in that the Council finds there is no possibility that the implementation of this ordinance may have significant effects on the environment.

Section 5. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 12th day of August, 2003.

AYES: (5) Mayor Wright; Councilmembers Bender, Blanchard, Condron, Rabinowitsh

NOES: (0)

ABSENT: (1) Councilmember Evans

ABSTAIN: (1) Councilmember Martini

ATTEST: Auzanne Sheppard APPROVED: Sharon Wright  
Deputy City Clerk Mayor

APPROVED AS TO FORM:

[Signature]  
City Attorney

**Amending CH 20 of the Santa Rosa City Code by amending the  
Courtside Village Planned Development Policy Statement to allow  
detached single family residential uses on Lots 1-18 of the  
Millbrook Subdivision located at 3946 Arthur Ashe Circle**

February 7, 2006

**ORDINANCE NO. 3762**

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA  
AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE BY  
AMENDING THE COURTSIDE VILLAGE PLANNED  
DEVELOPMENT POLICY STATEMENT TO ALLOW DETACHED  
SINGLE FAMILY RESIDENTIAL USES ON LOTS 1-18 OF THE  
MILLBROOK SUBDIVISION LOCATED AT 3946 ARTHUR ASHE  
CIRCLE, FILE NUMBER MJP05-029

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 amendment to the Courtside Village Planned Development Policy Statement is appropriate for the property identified in Section 3 due to subject property's physical characteristics and its relationship to surrounding properties.

The Council further finds and determines that the amendment of the Courtside Village Policy Statement to allow single-family residential dwelling units within the Civic/Recreation land use area on lots 1-18 of the Millbrook Subdivision is consistent with the Santa Rosa General Plan in that:

1. The Zoning authorizes single-family residential development in conformance with the Land Use Element of the City's General Plan, which designates the site as Residential, Low Density.

2. Adequate City services can be provided for the proposed development.

Section 2. The Council has reviewed and considered the approved and adopted Mitigated Negative Declaration for this project and determines that this rezoning amendment will not have a significant effect on the environment as shown by the Mitigated Negative Declaration provided that the mitigation measures therein identified and listed are implemented.

Section 3. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is amended by amending the "Zoning Map of the City of Santa Rosa," so as to amend the Courtside Village Policy Statement to allow single family residential development on a portion of (lots 1-18 of Millbrook Subdivision), Assessor=s Parcel Number 035-690-079.

In addition to any other conditions that are deemed appropriate or necessary, this project shall comply with the following conditions:



1. The developer shall pay housing in-lieu fees at issuance of a building permit.
2. The developer shall pay park fees in effect at issuance of a building permit.
3. 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, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

Section 4. This ordinance shall take effect on the 31st day following its adoption.

IN COUNCIL DULY PASSED AND ADOPTED this 7th day of February, 2006.