

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE TO REZONE AND MODIFY THE EXISTING COURTSIDE VILLAGE POLICY STATEMENT TO ALLOW A DENSITY TRANSFER INCREASING THE ALLOWABLE DENSITY TO TWENTY-FOUR (24) UNITS PER ACRE, FOR THE PROPERTY LOCATED AT 1001 DOUBLES DRIVE, ASSESSOR'S PARCEL NUMBER 035-690-103 - FILE NUMBER MJP14-010

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the changes to the policy statement for Courtside Village, effecting the property located at 1001 Doubles Drive, within the Planned Development (95-001) zoning district, is required for public convenience, necessity and general welfare; and

WHEREAS, the subject Rezoning is necessary to allow a density transfer within the Courtside Village Development Plan area for the development of the Park Lane II Apartments project, to be located at 1001 Doubles Drive, Assessor's Parcel No. 035-690-103; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan, in that the General Plan allows for increased densities when compatible with existing neighborhoods (Reference General Plan Policy H-A-2), and the development of the Park Lane II Apartments, a 24-unit apartment building, will help meet the housing needs of Santa Rosa residents;
- A. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that in that the proposed project is located within in area zoned for residential uses and the applicant has worked with staff and neighbors to revise the plans to minimize impacts to surrounding residents and future occupants; and
- B. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared and resulted in a Mitigated Negative Declaration. The Mitigated Negative Declaration was circulated for a 30-day period commencing on April 24, 2017;
- C. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code in that the Policy Statement, which was adopted by the City Council, Ordinance No. 3181, dated March 28, 1995, allowed density transfers between the land use categories within the Courtside Village Development Plan area, and states "densities on individual parcels shall not be restricted as long as the maximum number of units for the Courtside Village PC District is not exceeded." A density analysis was prepared by BKF Engineers, dated September 2015, which considered both developed sites and

approved projects that have not been developed within the Courtside Village Development Plan area. The density analysis concluded that there is adequate density available within the Courtside Village Development Plan area to allow the development of the Park Lane II Apartments project.

- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

1. 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.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the City Council introduce and adopt an ordinance to modify the Courtside Village Policy Statement (PD95-001) to allow a density transfer within the Courtside Village Development Plan area, and increase the allowable density to twenty-four (24) units per acre, for the property located at 1001 Doubles Drive, Assessor's Parcel No. 035-690-103.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 22nd day of June, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY