

RESOLUTION NO. 27251

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING A
NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT AND REZONING
FOR THE PROPERTY KNOWN AS 201 FARMERS LANE (APN: 014-071-093) -
GPAM08-003

WHEREAS, the Environmental Coordinator reviewed an Initial Study of the possible environmental effects of a proposed General Plan Amendment from Low Density Residential (2.0-8.0 units/acre) to Medium Density Residential (8.0-18.0 units/acre), and Rezoning from R-1-6 (Single-Family Residential) to R-3-18 (Multi-Family Residential), for the property located at 201 Farmers Lane, which property is also identified as Assessor's Parcel Number 014-071-093. The Initial Study is dated September 18, 2008, and is on file in the Department of Community Development; and

WHEREAS, the Study did not identify any significant effects on the environment and the Environmental Coordinator determined that the use of a Negative Declaration would therefore be appropriate; and

WHEREAS, a notice of Negative Declaration was duly posted and given and comments from the public and interested persons were invited; and

WHEREAS, on October 23, 2008, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing on the proposed Negative Declaration, the proposed General Plan Amendment and the proposed Rezoning at which time it considered the Initial Study, the findings and determination of the Environmental Coordinator, the proposed Negative Declaration, the public comments previously received, if any, the staff reports, written and oral, and the testimony and other evidence of all those wishing to be heard; and

WHEREAS, the Planning Commission, based on the materials and evidence presented, recommended adoption of the findings and confirmed the determination of the Environmental Coordinator that the project, as described, will have no significant effects on the environment; and

WHEREAS, the Planning Commission, based on the above findings and determination, recommended to the City Council adoption of the Negative Declaration for the General Plan Amendment from Low Density Residential (2.0-8.0 units/acre) to Medium Density Residential (8.0-18.0 units/acre), and Rezoning from R-1-6 (Single-Family Residential) to R-3-18 (Multi-Family Residential), for the property located at 201 Farmers Lane, which property is also identified as Assessor's Parcel Number 014-071-093. The Initial Study is dated September 18, 2008, and is on file in the Department of Community Development.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa hereby adopts the Negative Declaration for the General Plan Amendment and Rezoning for the the property located at 201 Farmers Lane, APN. 014-071-093.

IN COUNCIL DULY PASSED this 18th day of November, 2008.


AYES: (4) Mayor Sawyer, Councilmembers Bender, Pierce, and Jacobi

NOES: (0)

ABSENT: (2) Vice Mayor Gorin, Councilmember Dean

ABSTAIN: (0)


ATTEST:


City Clerk

APPROVED:


Mayor

APPROVED AS TO FORM:


City Attorney

RESOLUTION NO. 27252

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR 1.2 ACRES FROM LOW DENSITY RESIDENTIAL (2.0-8.0 UNITS/ACRE) TO MEDIUM DENSITY RESIDENTIAL (8.0-18.0 UNITS/ACRE) AT THE PROPERTY KNOWN AS 201 FARMERS LANE (APN: 014-071-093) - GPAM08-003

WHEREAS, on October 23, 2008, the Planning Commission conducted a hearing in consideration of a General Plan Amendment for the property located at 201 Farmers Lane (APN: 014-071-093); and,

WHEREAS, the staff of the Department of Community Development conducted an analysis and rendered an environmental determination that the proposed General Plan Amendment would not significantly effect the environment; and

WHEREAS, the Planning Commission finds that the General Plan Amendment would not have a significant effect on the environment and recommended adoption of a Negative Declaration by the City Council; and

WHEREAS, the Planning Commission finds that a General Plan Amendment to Medium Density Residential (8.0-18.0 units/acre) 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;
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of 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; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA); and

WHEREAS, the Council finds that the General Plan Amendment would not have a significant effect on the environment and adopted the Negative Declaration; and

WHEREAS, the Council finds that a General Plan Amendment to the Medium Density Residential (8.0-18.0 units/acre) designation on the subject site is justified to achieve the following objectives and policies of the General Plan:

LUL-E Promote livable neighborhoods. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents.

H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels, including single and multi-family units, mobile homes, transitional housing, and homeless shelters.

H-A-2 Review provisions of the Zoning Code to ensure that it allows for development of a variety of housing types—including single-family residences on small lots, apartments, condominiums, standard single-family subdivisions, and mixed-use projects.

H-A-3 Improve community acceptance of higher density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high density projects.

H-A-4 Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods.

UD-G-2 Locate higher density residential uses adjacent to transit facilities, shopping, and employment centers, and link these areas with bicycle and pedestrian paths.

WHEREAS, the Council of the City of Santa Rosa hereby finds and determines:

- A. There is a need to amend the General Plan and an amendment is warranted;
- B. The proposed General Plan Amendment is consistent with General Plan goals;
- C. Medium Low Density Residential is an appropriate land use designation for the subject site.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves a General Plan Amendment on the property located at 201 Farmers Lane (APN: 014-071-093) from Low Density Residential (2.0-8.0 units/acre) to Medium Density Residential (8.0-18.0 units/acre).

IN COUNCIL DULY PASSED this 18th day of November, 2008.

AYES: (4) Mayor Sawyer, Councilmembers Bender, Pierce, and Jacobi

NOES: (0)

ABSENT: (2) Vice Mayor Gorin, Councilmember Dean

ABSTAIN: (0)

ATTEST: 
City Clerk

APPROVED: 
Mayor

APPROVED AS TO FORM:


City Attorney

ORDINANCE NO. 3901

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING TITLE 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF PROPERTY LOCATED AT 201 FARMERS LANE (APN: 014-071-093) – FILE NUMBER REZ08-012

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

Section 1. The Council finds, based on the evidence and records represented, that the R-3-18 (Multi-Family Residential) district is appropriate for the property located at 201 Farmers Lane (“Subject Property”), and that the reclassification to the R-3-18 District is appropriate for the property identified in Section 2, due to Subject Property’s physical configuration and its location adjacent to established development and infrastructure.

The Council further finds and determines that the reclassification of the Subject Property from the R-1-6 (Single-Family Residential) District to the R-3-18 (Multi-Family Residential) District is consistent with the Santa Rosa General Plan in that:

1. The Zoning authorizes Multi-Family Residential uses in conformance with the Land Use Element of the City’s General Plan which designates the site for Medium Density Residential uses.
2. Adequate City services can be provided for the proposed development.

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 Assessor’s Parcel Numbers 014-071-093 to the R-3-18 (Multi-Family Residential) District.

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 this property 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 has read, reviewed and considered the Negative Declaration and finds that the adoption and implementation of this ordinance will not have a significant impact on the environment as shown by said Negative Declaration.

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.

IN COUNCIL DULY PASSED this 25th day of November, 2008.

AYES: (4) Mayor Sawyer, Councilmembers Bender, Pierce, and Jacobi

NOES: (0)

ABSENT: (0)

ABSTAIN: (2) Vice Mayor Gorin, Councilmember Dean

ATTEST: 
City Clerk

APPROVED: 
Mayor

APPROVED AS TO FORM:


City Attorney