

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 201
FARMERS LANE TO THE R-3-18-SH (MULTI-FAMILY RESIDENTIAL, SENIOR
HOUSING) ZONING DISTRICT - FILE NUMBER PRJ16-018

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of the property situated at 201 Farmers Lane in the R-3-18 (Multi-family Residential) District is no longer appropriate and that rezoning to the R-3-18-SH (Multi-family Residential, Senior Housing) District is required for public convenience, necessity and general welfare; and

WHEREAS, the project proposes to modify the existing R-3-18 (Multi-family Residential) zoning by including the project site in the Senior Housing combining district. In doing so, 80% of the total units must be occupied by at least one person 55-years of age or older. The project will also realize a reduced parking requirement

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 site is designated Medium Density Residential on the General Plan land use diagram, which allows development at a density of 8-18 units per acre. The land use designation is intended for areas where higher density is appropriate. Designating residential units for senior housing will not change the intended land use, nor will it result in any additional impacts.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
 - Pursuant to CEQA Guideline Section 15183 - The Santa Rosa General Plan 2035 Environment Impact Report (EIR) was found in compliance with the California Environmental Quality Act (CEQA), and adopted by City Council Resolution No. 27509, dated November 3, 2009. The project is consistent with the General Plan and zoning. Staff has reviewed the proposed project and determined that the existing environmental review is sufficient in that all impacts were previously assessed because:
 - There are no effects peculiar to this project that were not addressed in the General Plan EIR;

- There are no effects which were not previously analyzed as significant effects;
- There are no potentially significant cumulative or off-site effects; and
- There are no previously identified significant effects, which as a result of substantial new information, are determined to have more severe impacts.
- Pursuant to CEQA Section 15332 – The project qualifies for a Class 32 Categorical Exemption for in-fill development in that:
 - It is consistent with the General Plan and zoning;
 - The site is located within City limits on a property that is less than five acres in size and is substantially surrounded by urban uses;
 - The project site has no value as habitat for endangered, rare or threatened species;
 - Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
 - The site can be adequately served by all required utilities and public services.
- D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code in that the change proposed will limit occupancy for senior housing. Senior Housing is defined in Zoning Code Chapter 20-70 as “Age-restricted residential housing that is intended and operated for occupancy by persons 55 years of age or older. At least 80 percent of the occupied units shall be occupied by at least one person who is 55 years of age or older, consistent with Federal and State law requirements.”
- E. 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 Farmers Lane Senior Housing development in that City staff have reviewed the plans and conditioned the project appropriately.

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 to the City

Resolution No. _____

Council the approval and adoption of the rezoning of property situated at 201 Farmers Lane from the R-3-18 (Multi-family Residential) District to the R-3-18-SH (Multi-family Residential, Senior Housing) District, said property more precisely described as Assessor's Parcel Number 014-071-093.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 13th day of July, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____

CHAIR

ATTEST: _____

EXECUTIVE SECRETARY

DRAFT