

RESOLUTION NO. RES-2018-022

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING A GENERAL PLAN AMENDMENT FROM BUSINESS PARK TO MEDIUM LOW DENSITY RESIDENTIAL AND OPEN SPACE FOR THE PROPERTY LOCATED ON 0 ROUND BARN BOULEVARD, ASSESSOR'S PARCEL NUMBERS 173-020-030 THROUGH 173-020-036 - FILE NUMBER PRJ17-004

WHEREAS, on November 30, 2017, the Planning Commission conducted a duly noticed public hearing in consideration of a General Plan Amendment for the property located at 0 Round Barn Boulevard, also identified as Assessor's Parcel Number 173-020-030 through 173-020-036; and

WHEREAS, the staff of the Department of Planning and Economic Development conducted an analysis and rendered an environmental determination that the proposed General Plan Amendment would not have significant effects on the environment in that an Initial Study was conducted resulting in a Mitigated Negative Declaration dated September 20, 2017, which was posted for public review from September 25, 2017 through October 26, 2017; and

WHEREAS, the staff finds justification for amending the General Plan on the subject parcel because of prevailing development patterns in the area and the surrounding land uses, in addition to compliance with numerous goals and policies of the General Plan including:

- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.
- LUL-F-3 Maintain a balance of various housing types in each neighborhood and ensure that new development does not result in undue concentration of a single housing type in any one neighborhood.
- H-A Meet the housing needs of all Santa Rosa residents.
- H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels throughout the City such as single- and multi-family units, mobile homes, transitional housing, and homeless shelters.
- OSC-B Conserve the city's opens spaces and significant natural features.
- OSC-B-1 Minimize alteration of the topography, drainage patterns and vegetation of land with slopes of 10% or more. Prohibit alteration of slopes greater than 25%.
- OSC-B-2 Require that new subdivisions, multifamily, and non-residential development abutting creek corridors are appropriately designed with respect to the creek.
- OSC-H Conserve significant vegetation and trees and plant new trees.
- OSC-H-2 Preserve and regenerate native oak trees; and

WHEREAS, on November 30, 2017, the Planning Commission found that the General Plan Amendment will not have a significant effect on the environment and adopted Resolution No. 11866, recommending the City Council approve a General Plan Amendment, amending the

land use diagram for Assessor's Parcel Numbers 173-020-030 through 173-020-036 at 0 Round Barn Boulevard to Medium Low Density Residential and Open Space as shown in Exhibit A; and

WHEREAS, the City Council finds that a General Plan Amendment to change the land use designation from Business Park to Medium Low Density Residential and Open Space 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.
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that an Initial Study was conducted resulting in a Mitigated Negative Declaration dated September 20, 2017, posted for public review from September 25, 2017 through October 25, 2017; and

WHEREAS, the proposed General Plan amendment is part of the Winter 2017 General Plan Amendment Package.

NOW, THEREFORE, BE IT RESOLVED, that the Council of the City of Santa Rosa hereby approves a General Plan Amendment changing the land use designation on the subject property from Business Park to Medium Low Density Residential and Open Space as shown in Exhibit A.

IN COUNCIL DULY PASSED this 6th day of February, 2018.

AYES: (6) Mayor Coursey, Vice Mayor Rogers, Council Members Olivares, Sawyer, Schwedhelm, Tibbetts
NOES: (1) Council Member Combs
ABSENT: (0)
ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney

Exhibit A – Proposed General Plan Map