

RESOLUTION NO. 11847

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERTIES LOCATED AT 3747 AND 3753 CHANATE ROAD TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; ASSESSOR'S PARCEL NUMBERS 173-260-007 & 173-260-008; FILE NO. ANX17-004

WHEREAS, on August 24, 2017, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper prezoning designations which should be placed on the annexation area at which time all those wishing to be heard were allowed to speak on the proposed annexation boundary and prezoning designation; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and report herein, and the oral and other evidence received at the public hearing, from the public, the applicant, and City staff; and

WHEREAS, the General Plan land use designation for the subject site is Very Low Density Residential (0.2-2.0 units per acre) which designation was reviewed as part of the Santa Rosa General Plan 2035 Environment Impact Report (EIR), adopted by City Council Resolution No. 27509, dated November 3, 2009, in compliance with the California Environmental Quality Act (CEQA), and the proposed Prezoning to the R-1-6 (Single-Family Residential) zoning district is consistent with the Very Low Density land use designation for clustered residential areas on hillsides.

NOW, THEREFORE, BE IT RESOLVED, that based on the evidence presented and the records and files herein, and pursuant to City Code Sections 20-64.060 (Prezoning) and 20-64-050 (Findings), the Planning Commission of the City of Santa Rosa 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 proposal would remain consistent with the permitted density cited in the General Plan which allows a minimum of one dwelling unit for each legally established parcel as indicated on Page 2-9 of the General Plan. Further, City staff have determined the proposed Prezoning and subsequent annexation of the subject site are a logical extension of the City limits and services. Requisite staff have reviewed the proposal and found that adequate services are available to serve the site, referenced in General Plan Policy LUL-A-2.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposal would not allow for an increased residential density from the current development, and the proposal has been reviewed by requisite City staff and outside agencies.

- C. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 in that the proposed Prezoning is consistent with the General Plan. The Very Low Density Residential designation was reviewed as part of the Santa Rosa General Plan 2035 Environment Impact Report (EIR), adopted by City Council Resolution No. 27509, dated November 3, 2009, and the proposed Prezoning to the R-1-6 (Single-Family Residential) zoning district is consistent with the Very Low Density land use designation for clustered residential areas on hillsides.
- D. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code in that the R-1-6 zoning district implements the Very Low Residential Density land use of the General Plan in clustered hillside areas, and any development modifications on the subject site would be required to be in compliance with any standards listed in the Zoning Code.
- 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 land uses/developments.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the evidence presented and the above findings, recommends to the City Council the approval and adoption of the prezoning of property described as Assessor's Parcel Numbers 173-260-007 & 173-260-008 to the R-1-6 (Single-Family Residential) zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 24th day of August, 2017, by the following vote:

AYES: (6) Chair Cisco, Vice Chair Edmondson, Commissioners Duggan, Groninga, Rumble, Weeks.


NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Peterson.

APPROVED: 

Chair

ATTEST: 

Executive Secretary



City of Santa Rosa

City Hall, Council Chamber
100 Santa Rosa Ave
Santa Rosa, CA

Planning Commission Regular Meeting Minutes - Final

Thursday, August 24, 2017

4:00 PM

1. CALL TO ORDER

Chair Cisco called the meeting to order at 4:00 p.m.

2. ROLL CALL

Present 6 - Chair Patti Cisco, Vice Chair Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, Board Member Peter Rumble, and Board Member Karen Weeks

Absent 1 - Board Member Julian Peterson

3. APPROVAL OF MINUTES

August 10, 2017 Draft Minutes.

Approved as submitted.

4. PUBLIC COMMENTS

Deborah Smith spoke regarding a Verizon Cell phone project.

5. PLANNING COMMISSIONERS' REPORT

5.1 Certificate of Recognition for former Planning Commissioner Peter Stanley.

Chair Cisco presented the Certificate of Appreciation to former Vice Chair Peter Stanley.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. PUBLIC HEARINGS

8.1* BALDI CORNER ANNEXATION PREZONING, - ANNEXATION
PRE-ZONING - 43 MIDDLE RINCON RD - ANX17-003

BACKGROUND: This project includes Prezoning of 9 parcels to accommodate a 7.9-acre annexation of the existing County island near the intersection of Middle Rincon Road and Highway 12. No new development or construction is proposed.

Patrick Streeter, Senior Planner.

Chair Cisco opened the public hearing at 4:28 p.m.

Jim Faoro spoke in opposition to the project.

Chair Cisco closed the public hearing at 4:31 p.m.

A motion was made by Board Member Duggan, seconded by Board Member Rumble, to waive reading of the text and adopt:

RESOLUTION NO. 11846 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERTIES LOCATED AT 43, 77, AND 91 MIDDLE RINCON ROAD AND 4785, 4801, 4847, AND 4865 HIGHWAY 12 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND CG (GENERAL COMMERCIAL) ZONING DISTRICTS TO ACCOMMODATE THE PROPOSED BALDI CORNER ANNEXATION; ASSESSOR'S PARCEL NUMBERS 182-540-020, -021, -022, -023, -024, -025, -026, -027, -028; FILE NO. ANX17-003.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

Absent: 1 - Board Member Peterson

8.2* KNIBBS ANNEXATION PREZONING - CHANATE RD - ANNEXATION PRE-ZONING - 3747 & 3753 CHANATE RD - ANX17-004

BACKGROUND: The project includes Prezoning of two parcels to accommodate a 0.44-acre annexation of the existing County island to allow for connection to City sewer. No new development is proposed.

Amy Nicholson, City Planner.

Chair Cisco opened and closed the public hearing at 4:53 p.m.

A motion was made by Board Member Duggan, seconded by Board Member Rumble, to waive reading of the text and adopt:

RESOLUTION 11847 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERITES LOCATED AT 3747 AND 3753 CHANATE ROAD TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; ASSESSOR'S PARCEL NUMBERS 173-260-007 & 173-260-008; FILE NO. ANX17-004.

The motion carried by the following vote:

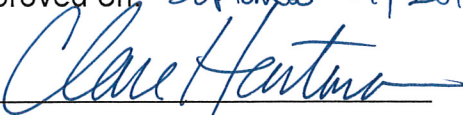
Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

Absent: 1 - Board Member Peterson

9. ADJOURNMENT

Chair Cisco adjourned the meeting at 4:55 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, September 14, 2017 at 4:00 p.m.

Approved on: September 14, 2017


Clare Hartman, Executive Secretary