

ORDINANCE NO. _____

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE KNIBB PROPERTIES LOCATED AT 3747 AND 3753 CHANATE ROAD, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NOS. 173-260-007 AND 173-260-008, RESPECTIVELY, TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; FILE NO. ANX17-004

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

Section 1. The Council finds, based on the evidence and records presented, that the R-1-6 (Single-family Residential) zoning district is appropriate for Assessor's Parcel Numbers 173-260-007 and 173-260-008. The Council further finds and determines that:

The proposed Prezoning is consistent with the goals and policies of all elements of the City's General Plan in that the proposed Prezoning to the R-1-6 (Single-family Residential) zoning district is consistent with the existing General Plan land use designation of Very Low Density Residential (0.2-2.0 dwelling units per acre) for clustered residential development on hillsides; and

The proposed Prezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that no physical changes are proposed as part of this project and permissible future uses under the proposed R-1-6 (Single-family Residential) zoning district Prezoning are compatible with the surrounding neighborhood in that the parcels are surrounded by similar residential development; and

The site is physically suitable including absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities for the proposed Prezoning to the R-1-6 (Single-family Residential) zoning district.

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made. Title 20 of the Santa Rosa 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 Nos. 173-260-007 (3747 Chanate Road) and 173-260-008 (3753 Chanate Road) to the R-1-6 (Single-family Residential) zoning district.

Section 3. In addition to any other conditions that are deemed appropriate or necessary, 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 proposed Prezoning amendment has been

reviewed in compliance with the California Environmental Quality Act (CEQA).

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. The proposed Rezoning to the R-1-6 (Single-family Residential) zoning district is consistent with the Very Low Density land use designation and, therefore, was encompassed within scope of the EIR. There are no significant environmental impacts that are peculiar to the project or the subject parcels, or that were not analyzed or discussed in the prior EIR. Nor is there any substantial new information not known at the time the prior EIR was certified, that would indicate that any previously identified significant effect might have a more severe adverse impact than discussed in that EIR. Thus no further environmental review is required.

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.

This ordinance was introduced by the Council of the City of Santa Rosa on January 9, 2018.

IN COUNCIL DULY PASSED AND ADOPTED this ____ day of _____, 2018.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

City Attorney