

RESOLUTION NO. 11846

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

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 project parcels located at 43 Middle Rincon Road, 4847 Highway 12, and 4865 Highway 12, is Retail and Business Services and the General Plan land use designation for the remaining project parcels is Low Density Residential (2.0-8.0 units per acre) which designations were 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 CG (General Commercial) and R-1-6 (Single-Family Residential) zoning districts is consistent with said General Plan land use designations.

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 proposed zoning districts would maintain the densities envisioned in the General Plan. City staff has determined that the proposed Prezoning and subsequent annexation of the subject site would be 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.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that no new development is proposed and any new development accommodated by this Prezoning action would be subject to the appropriate level of review.

- C. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and pursuant to CEQA Guidelines Section 15183, the proposed zoning is consistent with the densities established in the Santa Rosa General Plan 2035, for which an Environmental Impact Report (EIR) was certified, and there are no project-specific impacts which are peculiar to the project or its site. No additional environmental review is required.
- D. The proposed zoning map amendment is internally consistent with other applicable provisions of the Zoning Code in that the proposed zoning districts implement the land use designations identified in the General Plan, and any future development on the project parcels would be required to be in compliance with Zoning Code standards.
- 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 Rezoning of property described as Assessor's Parcel Numbers 182-540-024, -025, and -026 to the CG (General Commercial) zoning district and the property described as Assessor's Parcel Numbers 182-540-020, -021, -022, -023, -027, and -028 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