

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT
2903 DUTTON MEADOW, ASSESSOR'S PARCEL NO. 043-111-007, TO THE R-1-6
(SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER MJP13-009

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of property situated at 2903 Dutton Meadow, Assessor's Parcel No. 043-111-007, in the PD (Planned Development) zoning district is no longer appropriate and that rezoning is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed Rezoning is consistent with the goals and policies of all elements of the General Plan in that the subject site is designated as Low Density Residential on the General Plan Land Use Diagram, and the R-1-6 zoning district typically implements that land use designation. The proposed Rezoning is also consistent with the Sebastopol Road/Roseland Area Specific Plan in that the Project provides circulation improvements along Dutton Meadow and within the subdivision advancing goals relating to the roadway, pedestrian and bicycle network, and diversity in housing;
- B. The proposed Rezoning would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that the Project plans have been reviewed by City staff, outside agencies, and approval authorities and conditioned to minimize any potential impacts to less than significant level;
- C. The Project has been found in compliance with the California Environmental Quality Act (CEQA). On March 28, 2019, the Planning Commission approved a resolution adopting a Mitigated Negative Declaration (MND) for the Bellevue Ranch 7 subdivision.

The Project is also statutorily exempt from CEQA pursuant to Government Code Section 65457 in that it involves the construction of a residential development project that is undertaken to implement, and is consistent with, the Roseland Area/Sebastopol Road Specific Plan for which an Environmental Impact Report was certified by City Council by Resolution No. 28873, dated October 18, 2016.

- D. The proposed Rezoning is internally consistent with other applicable provisions of this Zoning Code in that the Project, as proposed and conditioned, meets all required development standards for the R-1-6 zoning district;
- E. The site is physically suitable for the type, density, and intensity of the use being proposed, including access, utilities, and the absence of physical constraints. It is in an area that is designated for residential development, and the Project site is surrounded to

the west, north and east by either proposed or constructed residential uses. The Project plans have been reviewed by City staff and have been conditioned 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 Council the approval and adoption of the rezoning of property situated at 2903 Dutton Meadow from the PD (Planned Development) zoning district to the R-1-6 (Single-family Residential) zoning district, said property more precisely described as: Assessor's Parcel No. 043-111-007.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 28th day of March 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY