

## RESOLUTION NO. 11947

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
 RECOMMENDING TO CITY COUNCIL REZONING OF A PROPERTY LOCATED AT  
 1250 MENDOCINO AVENUE TO THE CG (COMMERCIAL GENERAL) ZONING  
 DISTRICT, ASSESSOR'S PARCEL NUMBER 180-590-004 – FILE NUMBER REZ19-002

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa determined that the present dual zoning of CG (General Commercial) and R-3-15 (Single-Family Residential) for the property located at 1250 Mendocino Avenue is not consistent with the General Plan land use designation of Retail & Business Services and, therefore, is no longer appropriate. The Planning Commission further determined that rezoning the entire property to the CG (General Commercial) zoning district 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 amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the subject property is designated as Retail & Business Services on the General Plan Land Use Diagram, and the CG (General Commercial) zoning district implements that land use.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that there is no proposed change in use proposed and the properties will be zoned consistent with the General Plan land use designation.
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.
- D. The proposed amendment is internally consistent with other applicable provisions of this 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 in that the properties are currently developed, and there are no changes being proposed as part of this Rezoning.

BE IT RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of a property situated at 1250 Mendocino Avenue from dual zoning of CG (General Commercial) and R-3-15 (Single-Family Residential) to the CG (Commercial General) zoning district, said property more precisely described as: Assessor's Parcel Number 180-590-004.

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

AYES: (6) Chair Cisco, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie, and Commissioner Peterson

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Vice Chair Weeks

APPROVED: \_\_\_\_\_

PATTI CISCO, CHAIR

ATTEST: \_\_\_\_\_

CLARE HARTMAN, EXECUTIVE SECRETARY