

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERTIES LOCATED
AT 4200 AND 4224 SONOMA HIGHWAY (ASSESSOR'S PARCEL NUMBERS 032-010-005
AND 032-010-023) TO THE CG (GENERAL COMMERCIAL) ZONING DISTRICT; FILE
NO. PRJ18-050

WHEREAS, on August 8, 2019, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper rezoning 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 rezoning designation; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and reports 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 Retail and Business Services, 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 Rezoning to the CG (General Commercial) zoning district is consistent with the Retail and Business Services land use designation.

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 (Rezoning) 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 CG (General Commercial) zoning district is an implementing zoning district for Retail and Business Services land use designation. General Plan Policy LUL-A-2 encourages annexation of unincorporated land adjacent to city limits and within the Urban Growth Boundary, when the proposal is timely and only if adequate services are available. City staff has determined the proposed Rezoning and subsequent annexation of the subject site, a two-parcel County island, is a logical extension of the City limits and services.
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that Rezoning to the CG (General Commercial) zoning district is consistent with the General Plan land use designation of Retail and Business Services, which allows both commercial and multi-family residential uses. This land use was considered in the General Plan 2035, which was adopted by Council in 2009.

- C. The project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was conducted for the Recess Self-Storage (a Mixed-Use Development) project, including the Rezoning for the subject properties, that resulted in a Mitigated Negative Declaration, which was then circulated for a 30-day public comment period commencing on July 2, 2019, and adopted by the Planning Commission on August 8, 2019.
- D. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code in that the CG (General Commercial) zoning district implements the Retail and Business Services land use designation of the General Plan, and any new development on the subject properties 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 rezoning of property described as Assessor's Parcel Numbers 032-010-005 and 032-010-023 to the CG (General Commercial) zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of August 2019, by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
Chair

ATTEST: _____
Executive Secretary