

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERTIES LOCATED AT 3111 AND 3119 SANTA ROSA AVENUE INTO THE CG (GENERAL COMMERCIAL) ZONING DISTRICT, AND THE PROPERTIES LOCATED AT 3110, 3114 AND 3122 SANTA ROSA AVENUE INTO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT; FILE NO. PRJ18-050

WHEREAS, on July 16, 2019, a Prezoning application requesting that 3110, 3111, 3114 and 3119 Santa Rosa Avenue (Assessor's Parcel Nos. 044-101-002, 043-143-018, 044-101-003 and 043-043-002) be prezoned for annexation into the City of Santa Rosa was submitted to Planning and Economic Development; and

WHEREAS, on January 15, 2020, the Project scope was revised to include 3122 Santa Rosa Avenue (Assessor's Parcel No. 044-101-004) in the Prezoning process; and

WHEREAS, on May 28, 2020, 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 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 3111 and 3119 Santa Rosa Avenue, along the west side of the road, is Retail and Business Services, and the 3110, 3114 and 3122 Santa Rosa Avenue, along the east side of the road, is Medium Density Residential, both of which designations were reviewed as part of the Santa Rosa General Plan 2035 Environmental 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-3-18 (Multi-family Residential) zoning districts are consistent with the respective General Plan land use designations; and

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 CG (General Commercial) zoning district is an implementing zoning district for Retail and Business Services land use designation, and the R-3-18 (Multi-family Residential) zoning district implements the

Medium Density Residential 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. Because the properties proposed for Rezoning are surrounded to the north and east by properties within City limits, and to the south and west by properties within the County of Sonoma, City staff has determined the proposed Rezoning and subsequent annexation of the subject properties 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) and R-3-18 (Multi-family Residential) zoning districts are consistent with the General Plan land use designations of Retail and Business Services and Medium Density Residential, both of which allow commercial and multi-family residential uses. Both land use designations were considered in the General Plan 2035, which was adopted by Council in 2009.
- C. The Project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, because it is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified by Council in 2009, 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 for the Project 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 the Zoning Code. The CG (General Commercial) zoning district implements the Retail and Business Services land use designation, and the R-3-18 (Multi-family Residential) zoning district implements the Medium Density Residential land use 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. No development is proposed at this time.
- 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 properties described as Assessor's Parcel Numbers 043-143-002 and 043-143-018 to the CG (General Commercial) zoning district, and further recommends the approval and adoption of the rezoning of the properties described as Assessor's Parcel Numbers 044-101-002, 044-101-003 and 044-101-004 to the R-3-18 (Multi-family Residential) zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 28th day of May 2020 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY