

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTIES LOCATED AT 3991 AND 3995 SEBASTOPOL ROAD TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; FILE NUMBER PRJ18-018

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa believes that the present classification of the properties situated at 3991 and 3995 Sebastopol Road, Assessor's Parcel Nos. 035-063-007 and 035-063-008, in the RR-40 (Rural Residential) zoning district is no longer appropriate and that rezoning the properties into the R-1-6 (Single-family Residential) zoning district is required for public convenience, necessity and general welfare; and

WHEREAS, the Planning Commission of the City of Santa Rosa determined that the current RR-40 zoning, which requires a one-acre minimum lot size, is not consistent with the General Plan land use designations of Low Density Residential and Low Density Residential/Open Space, which requires new residential development between two-eight units per acre; 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 properties are designated Low Density Residential and Low Density Residential/Open Space on the General Plan Land Use Diagram, and the R-1-6 (Single-family Residential) zoning district implements those land use designations. The properties are not within a Specific Plan area; and
- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The proposed R-1-6 zoning will be consistent with the General Plan land use designations and there is no development proposed as part of this project; and
- C. The proposed amendment has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, because the Project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified by Council in 2009, 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 for the Project as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity,

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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 designation and anticipated land uses/developments in that the properties have been designated for residential uses and are surrounded by both residential and commercial uses where all utilities and services are available.

NOW, THEREFORE, BE IT RESOLVED that the Santa Rosa City Planning Commission recommends approval and adoption of the rezoning for the properties located at 3991 and 3995 Sebastopol Road into the R-1-6 zoning district subject to the following conditions:

1. The purpose of this application is solely to rezone the subject properties consistent with the General Plan land use designation of Low Density Residential and Low Density Residential/Open space; there is no development proposed at this time. All future development projects will be reviewed and conditioned pursuant to current City development standards.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of the properties situated at 3991 and 3995 Sebastopol Road, Assessor's Parcel Nos. 035-063-007 and 035-063-008, from the RR-40 zoning district to the R-1-6 zoning district.

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

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY