

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF A PROPERTY LOCATED AT 1434 PETERSON LANE TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 036-730-023 – FILE NUMBER REZ21-001

WHEREAS, after public hearing, the Planning Commission of the City of Santa Rosa determined that the present R-1-9 – Single-Family Residential Zoning Designation for the property located at 1434 Peterson Lane is no longer appropriate and that rezoning the property 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, in that the subject property is designated as Low Residential on the General Plan Land Use Diagram, and the R-1-6 – Single-Family Residential 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 the proposed change would allow for the property to be divided into two-lots to be developed with single-family detached units on each lot; and, the property 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 City's 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, 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 property is designated for residential uses and is surrounded on all sides by residential uses, where all utilities and services are available.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of a property situated at 1434 Peterson Lane from R-1-9 to the R-1-6 Residential Zoning District, said property more precisely described as: Assessor's Parcel Number 036-730-023.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 22nd day of July 2021, by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____

KAREN WEEKS, CHAIR

ATTEST: _____

CLARE HARTMAN, EXECUTIVE SECRETARY