

City of Santa Rosa



Legislation Details

File #:	14-0376	Version:	1	Name:	Summer 2014 General Plan Amendment
Type:	CC- Public Hearing	Status:		Status:	Agenda Ready
File created:	7/10/2014	In control:		In control:	CITY COUNCIL
On agenda:	7/29/2014	Final action:			
Title:	PUBLIC HEARING - SUMMER 2014 GENERAL PLAN AMENDMENT PACKAGE: 1) CALISTOGA COTTAGES APPEAL, GENERAL PLAN AMENDMENT, REZONING, MITIGATED NEGATIVE DECLARATION, AND TENTATIVE PARCEL MAP; 2) HOUSING ELEMENT UPDATE; AND 3) OPEN SPACE AND CONSERVATION AND NOISE AND SAFETY ELEMENTS UPDATE				

BACKGROUND: General Plan Amendments are considered three times per year in accordance with General Plan policy. This General Plan Amendment package includes one amendment to the General Plan Land Use Diagram and General Plan text amendments to update three elements of the General Plan.

**1. Calistoga Cottages. This item is an Appeal of the Planning Commission's adoption of a Mitigated Negative Declaration, approval of a Tentative Parcel Map to subdivide the subject parcel into four single family lots, and decision to recommend the City Council approve a General Plan Amendment and Rezoning. This project includes a request for a General Plan diagram amendment to change the General Plan land use designation of 0.99 acres located at 408 Calistoga Road from Very Low Density Residential (0.2 to 2.0 units per acre) to Low Density Residential (2.0 to 8.0 units per acre), and a request to rezone from RR-40 (Rural Residential) to R-1-6 (Single Family Residential). On June 26, 2014, the Planning Commission held a public hearing and adopted four resolutions (5-0-2) to adopt the Mitigated Negative Declaration, recommend approval of the General Plan Amendment and Rezoning, and approve a Tentative Parcel Map. On July 7, 2014, an Appeal of the Planning Commission's action was filed by Paul Bussard and Lynn Denley-Bussard.

2. Housing Element Update General Plan Amendment. The proposed General Plan text amendment would update the City's Housing Element to address housing needs in Santa Rosa from 2015 to 2023. On June 12, 2014, the Planning Commission held a public hearing and considered the proposed General Plan Amendment. The Commission adopted a resolution (7-0) recommending that the Council approve the General Plan Amendment and find that the project is within the scope of the General Plan 2035 Environmental Impact Report.

3. Open Space and Conservation and Noise and Safety Elements Update General Plan Amendment. The proposed General Plan text amendment would update two elements of the General Plan to address flooding, dam inundation, stormwater, and fire protection. On June 12, 2014, the Planning Commission held a public hearing and considered the proposed General Plan Amendment. The Commission adopted a resolution (7-0) recommending that the Council approve the General Plan Amendment and find that the project is within the scope of the General Plan 2035 Environmental Impact Report.

RECOMMENDATION:

1. It is recommended by the Department of Community Development and the Planning Commission that the Council, by resolutions, deny the Appeal and adopt the Mitigated Negative Declaration for Calistoga Cottages and deny the Appeal and approve a General Plan diagram amendment from Very Low Density Residential (0.2 to 2.0 units per acre) to Low Density Residential (2.0 to 8.0 units per acre); introduce an ordinance denying the Appeal and rezoning the property located at 408 Calistoga Road from RR-40 (Rural Residential) to R-1-6 (Single Family Residential); and, by resolution, deny the Appeal and approve the Tentative Parcel Map subdividing the 0.99-acre parcel into four single family residential lots.

2. It is recommended by the Department of Community Development and the Planning Commission that the Council, by resolution, approve the General Plan text amendment for the Housing Element Update as identified in the Draft Housing Element dated March 5, 2014 and as amended by Exhibit A to the resolution.

3. It is recommended by the Department of Community Development and the Planning Commission that the Council, by resolution, approve the General Plan text amendment for the updates to the Open Space and Conservation and Noise and Safety Elements as identified in Exhibit A and Exhibit B and as amended by Exhibit C to the resolution.

Sponsors:

Indexes: EIR Previously Certified by City Council, EIR Previously Certified by Planning Commission, Mitigated Negative Declaration

Code sections:

Attachments: 1. Staff Report - 408 Calistoga Road, 2. Attach 1 - Aerial & Location Map, 3. Attach 2 - Disclosure form, 4. Attach 3 - General Plan & Zoning, 5. Attach 4 - Site Analysis, 6. Attach 5 - Tentative Map, 7. Attach 6 - Public Comments Petition, 8. Attach 6a - Public Comments Petition, 9. Attach 6b - Public Comments Petition, 10. Attach 6c - Public Comments Petition, 11. Attach 6d - Public Comments Petition, 12. Attach 6e - Public Comments Petition, 13. Attach 6f - Public Comments Petition, 14. Attach 7 - IS MND Final, 15. Attach 8 - Cultural Resources Study, 16. Attach 9 - MND Clarification Memo, 17. Attach 10 - PC Resolutions, 18. Attach 11 - Draft PC Minutes, 19. Attach 12 - Cultural Resources & Traffic Follow-up Information, 20. Attach 13 - Appeal Form, 21. Attach 14 - Late Correspondence (uploaded 7-23-14), 22. Resolution - Calistoga Cottages MND, 23. Ordinance - Calistoga Cottages Rezone, 24. Resolution - Calistoga Cottages GPAM, 25. Resolution - Calistoga Cottages TM, 26. Exhibit A-Tentative Map, 27. Request for Continuance Memo (uploaded 7/28/2014), 28. Staff Report - Housing Element, 29. Attach 1 - Draft Housing Element, 30. Attach 2 - List of Recommended Changes, 31. Attach 3 - Addendum to SR General Plan 2035, 32. Attach 4 - Agency Correspondence, 33. Attach 5 - Public Correspondence, 34. Attach 7 - PC - Resolution 11674, 35. Resolution - Housing Element, 36. Resolution Housing Element Exhibit A.pdf, 37. Presentation - Housing Element (pdf), 38. Staff Report - Open Space, 39. Attach 1 - Draft Open Space and Conservation Element, 40. Attach 2 - Draft Noise and Safety Element, 41. Attach 3 - List of changes to draft Safety Element, 42. Attach 4 - Correspondence, 43. Attach 5 - PC - Resolution 11675, 44. Attach 6 - PC - Minutes - 2014-06-12, 45. Exhibit, 46. Resolution - Open Space, 47. Resolution - Open Space Exhibit A, 48. Resolution - Open Space Exhibit B, 49. Resolution - Open Space Exhibit C, 50. Presentation - Open Space (pdf)

Date	Ver.	Action By	Action	Result
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