



City of Santa Rosa

Legislation Details

File #:	21-173PC	Version:	1	Name:	38 Degrees North (PC)
Type:	PC- Public Hearing	Status:		In control:	In Committee
File created:	11/1/2021	In control:		Planning Commission	
On agenda:	11/18/2021	Final action:			
Title:	PUBLIC HEARING - 38 DEGREES NORTH PHASE 3 APARTMENT HOMES - ADDENDUM TO PRERVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION - PLANNING PROJECT - 2660 PETALUMA HILL RD - PRJ21-011				

BACKGROUND: The 38 Degrees North Phase 3 Project (Project) proposes a General Plan Diagram and Text Amendment and Rezoning of the entire 15.82-acre 38 Degrees North site, which includes Phases 1, 2, and 3. The requested General Plan Land Use Diagram Amendment would change the current Medium Density Residential (8.0-18.0 units per acre) and Retail and Business Services Land Use Designations to the Medium High Density Residential (18.0-30 unit per acre) Land Use Designation and eliminate the “star” symbol designating the site as a location for a Community Shopping Center as well as remove reference to Community Shopping Center on pages 2-12, 2-22, and 2-30 in the General Plan. The Project’s Rezoning application proposes a Zoning amendment to change the existing zoning designations from CSC (Community Shopping Center) and PD-96-001C to R-3-30 (Multi-Family Residential).

PROJECT PLANNER: Adam Ross

Sponsors:	Planning and Economic Development
Indexes:	Mitigated Negative Declaration Previously Adopted
Code sections:	

Attachments:	1. Staff Report, 2. Attachment 1 - Disclosure Form, 3. Attachment 2 - Location Map, 4. Attachment 3 - Neighborhood Context Map, 5. Attachment 4 - General Plan Criteria Narrative, 6. Attachment 5 - General Plan Diagram Amendment, 7. Attachment 6 - Zoning Map Diagram Amendment, 8. Attachment 7 - Project Plans, 9. Attachment 8 - Retail and Grocery Market Analysis, 10. Attachment 9 - 1st Quarter 2021 Vacancy Rates, 11. Attachment 10 - IS-MND Addendum, 12. Attachment 11 - Public Correspondence, 13. Attachment 12 - Phase 1 and 2 Resolutions, 14. Attachment 13 - Phase 2 MND, 15. Resolution 1 - Addendum to previously Adopted MND, 16. Exhibit A - Addendum, 17. Resolution 2 - GPAM, 18. Resolution 3 - Rezoning, 19. Staff Presentation
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Date	Ver.	Action By	Action	Result
11/18/2021	1	Planning Commission	to waive reading of the text and adopt	Pass
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