



City of Santa Rosa

Legislation Details

File #:	21-1102	Version:	1	Name:	Fall 2021 General Plan Amendment Package
Type:	CC- Public Hearing	Status:		Agenda Ready	
File created:	11/19/2021	In control:		City Council	
On agenda:	12/14/2021	Final action:		12/14/2021	
Title:	PUBLIC HEARING - FALL 2021 GENERAL PLAN AMENDMENT PACKAGE - 38 DEGREES NORTH PHASE 3 - ADDENDUM TO PREVIOUSLY APPROVED MITIGATED NEGATIVE DECLARATION, GENERAL PLAN DIAGRAM AND TEXT AMENDMENTS, AND REZONING [The Brush Creek Road General Plan Amendment has been removed from the Fall 2021 General Plan Amendment Package and will be considered at a future meeting in 2022.]				

BACKGROUND: General Plan Amendments are considered three times per year in accordance with General Plan policy. This General Plan Amendment package includes one project described below and requests action from City Council on one CEQA resolution, one amendment to the General Plan Land Use Diagram, one amendment to the General Plan Text, and one Rezoning ordinance.

1. 38 Degrees North Phase 3. This Project includes (1) a request to adopt an Addendum to a previously approved Mitigated Negative Declaration; (2) a request for General Plan Diagram and Text Amendments to change the current Medium Density Residential (8.0-18.0 units per acre) and Retail and Business Services Land Use Designations to Medium High Density Residential (18.0-30.0 unit per acre); eliminate the “star” symbol designating the site as a location for a Community Shopping Center; remove reference to a Community Shopping Center at the site on page 2-12 of the General Plan; remove reference to a “Community Shopping Center” in the southeast portion of the City in Table 2-4 on page 2-20, under General Plan Policy LUL-E-1; Remove reference to a Community Shopping Center at “Petaluma Hill Road at Yolanda Avenue” on page 2-22, Policy LUL-G-1; and Remove reference to the Community Shopping Center on page 2-30, Policies LUL-W and LUL-W-1, and (3) a request for Rezoning from CSC (Community Shopping Center) to R-3-30 (Multifamily Residential) for those parcels located at 2660 Petaluma Hill Road, which are also identified as Assessor’s Parcel Numbers 044-370-002, 044-370-010, 044-051-073, AND 044-051-055; File No. PRJ21-011.

RECOMMENDATION: It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by two separate resolutions: 1) adopt an Addendum to the previously adopted Mitigated Negative Declaration for the 38 Degrees North Phase 2 Project located at 2660 Petaluma Hill Road; and 2) approve a General Plan Diagram and Text Amendments changing the land use designation for 2660 Petaluma Hill Road from Medium Density Residential and Retail and Business Services to Medium High Density Residential, removing the “star” symbol from the Diagram and removing reference to the Community Shopping Center on pages 2-12, 2-20, 2-22, and 2-30 of the General Plan. It is further recommended that the Council introduce an ordinance to rezone the property located at 2660 Petaluma Hill Road from the CSC (Community Shopping Center) and PD-96-001C to R-3-30 (Multi-Family Residential). The Brush Creek Road General Plan Amendment has been removed from the Fall 2021 General Plan Amendment Package and will be considered at a future meeting in 2022.

Sponsors: Planning and Economic Development

Indexes: Addendum to an MND, Mitigated Negative Declaration

Code sections:

Attachments: 1. Staff Report - 38 Degrees North, 2. Staff Report_Redline (rev. 12.14.2021), 3. Staff Report_Final (rev. 12.14.2021), 4. Attachment 1 - Disclosure Form, 5. Attachment 2 - Location Map, 6. Attachment 3 - Neighborhood Context Map, 7. Attachment 4 - General Plan Criteria Narrative, 8. Attachment 5 -

General Plan Diagram Amendment, 9. Attachment 6 - Zoning Map Diagram Amendment, 10. Attachment 7 - Project Plans, 11. Attachment 8 - Retail and Grocery Market Analysis, 12. Attachment 9 - 1st Quarter 2021 Vacancy Rates, 13. Attachment 10 - IS-MND Addendum, 14. Attachment 10 - IS-MND Addendum_Redline (rev. 12.14.2021), 15. Attachment 10 - IS-MND Addendum_Final (rev. 12.14.2021), 16. Attachment 11 - Public Correspondence, 17. Attachment 12 - Phase 1 and 2 Resolutions, 18. Attachment 13 - Phase 2 MND, 19. Resolution 1 - Addendum to previously Adopted MND - 38 Degrees North, 20. Resolution 1 - Addendum_Redline (rev. 12.14.2021), 21. Resolution 1 - Addendum_Final (rev. 12.14.2021), 22. Exhibit A - IS-MND Addendum - 38 Degrees North, 23. Exhibit A - IS-MND Addendum - 38 Degrees North_Redline (rev. 12.14.2021), 24. Exhibit A - IS-MND Addendum - 38 Degrees North_Final (rev. 12.14.2021), 25. Resolution 2 - GPAM - 38 Degrees North, 26. Resolution 2 - GPAM_Redline (rev. 12.14.2021), 27. Resolution 2 - GPAM_Final (rev. 12.14.2021), 28. Ordinance - 38 Degrees North, 29. Ordinance_Redline (rev. 12.14.2021), 30. Ordinance_Final (rev. 12.14.2021), 31. Presentation - 38 Degrees North, 32. Postcard - 38 Degrees North

Date	Ver.	Action By	Action	Result
12/14/2021	1	City Council	to waive reading of the text and adopt	
12/14/2021	1	City Council	to waive reading of the text and adopt	Pass
12/14/2021	1	City Council	to waive reading of the text and adopt	Pass
12/14/2021	1	City Council	to waive reading of the text and introduce	Pass