

ORDINANCE NO. 3771

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA AMENDING CHAPTER 20 OF THE SANTA ROSA CITY CODE – RECLASSIFICATION OF PROPERTY LOCATED AT 310 BELLEVUE AVENUE AND 3150 DUTTON AVENUE, FILE NUMBERS MJP05-008/MNP05-022

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the reclassification to the R-3-18/CG (General Commercial) Districts is appropriate for the property identified in Section 2, due to the subject properties' location within ¼-mile of a potential rail transit station as designated in the General Plan, because neighborhood services are located with 1 mile, and because the sites are near employment areas.

The Council further finds and determines that the reclassification of the subject property from the IG (General Industrial) District to the R-3-18/CG (Multifamily/General Commercial) Districts is consistent with the Santa Rosa General Plan in that the Council has reviewed and approved a General Plan Amendment changing the land use classification of the subject properties to Medium Density Residential/Retail and Business Services, and that the Zoning Code lists the R-3-18 Zoning District to be consistent with the Medium Density Residential land use classification and lists the CG Zoning District as consistent with the Retail and Business Services land use classification of the General Plan.

The Council has reviewed and considered the approved and adopted Negative Declaration for this project and determines that this reclassification will not have a significant effect on the environment as shown by the Negative Declaration.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Chapter 20 of the Santa Rosa City Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel Numbers 134-072-012 and 043-133-013 to the R-3-18 Zoning District, except for a 0.57-acre area at the southwest corner of the Bellevue/Dutton that is hereby changed to the General Commercial District.

Section 3. This ordinance shall take effect on the 31<sup>st</sup> day following its adoption.


IN COUNCIL DULY PASSED AND ADOPTED this 21<sup>st</sup> day of March, 2006.


AYES: (6) Mayor Bender; Councilmembers Blanchard, Condrón, Martini, Pierce, Sawyer

NOES: (1) Councilmember Rabinowtish


ABSENT: (0)

ABSTAIN: (0)

ATTEST:   
City Clerk

APPROVED:   
Mayor

APPROVED AS TO FORM:

  
City Attorney