

RESOLUTION NO. PC-2024-020

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING TO CITY COUNCIL ADOPTION OF A ZONING CODE MAP AMENDMENT TO RECLASSIFY 8,383 PARCELS ON THE ZONING MAP TO REMOVE THE RESILIENT CITY (-RC) COMBINING DISTRICT IN ORDER TO EXPAND AND IMPLEMENT SANTA ROSA RESILIENCY INITIATIVES; FILE NUMBER REZ23-003

WHEREAS, on October 8, 2017, and continuing for days thereafter, a series of wildfire events, identified as the Tubbs and Nuns Fires burned over 90,000 acres in Sonoma County and damaged or destroyed approximately 3000 homes and 100 commercial structures within the boundaries of the City of Santa Rosa; and

WHEREAS, on October 9, 2017, the City Manager, in their capacity as Director of Emergency Services, proclaimed the existence of a local emergency in the City of Santa Rosa; and

WHEREAS, on October 9, 2017, Governor Jerry Brown declared a State of Emergency for Sonoma and other counties because of multiple wildfires including the Tubbs and Nuns Fires; and

WHEREAS, on October 10, 2017, President Donald J. Trump declared the existence of a major disaster in the State of California and ordered Federal aid to supplement State and local recovery efforts in the areas affected by wildfires, beginning on October 8, 2017; and

WHEREAS, on October 13, 2017, the City Council adopted Resolution No. RES-2017-201, ratifying the City Manager's proclamation of the existence of a local emergency; and

WHEREAS, on October 24, 2017, the Council adopted Ordinance No. ORD-2017-018, an urgency ordinance, amending the Zoning Code to add Section 20-28.100, Resilient City (-RC) Combining District, to facilitate rebuilding and implementation of resiliency initiatives to those parts of the City most severely impacted by the Fires. The Council also adopted Ordinance No. ORD-2017-019, an urgency ordinance, adding the -RC Combining District to the base District of those parcels impacted by the Fires; and

WHEREAS, on December 5, 2017, the Council held a study session to discuss the Resilient City ordinance and how to streamline and expedite housing and other needed uses Citywide; and

WHEREAS, on April 10, 2018, the City Council adopted Ordinance No. ORD-2018-006, adding Chapter 20-16, Resilient City Development Measures; specifically, Sections 20-16.010 through 20-16.050, related to temporary housing, temporary structures and accessory dwelling units; and

WHEREAS, on May 22, 2018, the City Council, approved an amendment, ORD-2018-012, to Title 20 of the Santa Rosa City Code to add Chapter 20-16, Resilient City Development Measures, Sections 20-16.060 through 20-16.110, related to reduced review authority for certain uses, modifications to the Design Review process, changes to an approved residential, lodging or child care facility project, Zoning Administrator meetings, appeal fees, and adding a requirement for an annual review; and

WHEREAS, on June 26, 2018, the City Council adopted Ordinance NO. ORD-2018-015, amending Section 20-28.100, the Resilient City Combining District (-RC), to allow projection into public and private easements to assist with the rebuilding process for areas affected by the fires; and

WHEREAS, on October 2, 2018, the City Council approved an amendment, ORD-2018-019, to Title 20 of the Santa Rosa City Code – Chapter 20-16, Resilient City Development Measures, adding Section 20-16.030 to address waiving of Capital Facilities, Housing, and Park Impact Fees for temporary housing; and

WHEREAS, on January 8, 2019, the City Council approved an amendment, ORD-2019-001, to Title 20 of the Santa Rosa City Code – Chapter 20-16, Resilient City Development Measures, adding Section 20-16.120 to Chapter 20-16, Resilient City Development Measures, to allow an automatic, one-time, 12-month extension for approved tentative subdivision maps and associated entitlements that were active as of October 9, 2017; and

WHEREAS, on June 25, 2019, the City Council adopted an Ordinance, ORD-2019-006, amending section 20-28.100, Resilient City (-RC) Combining District, to exempt construction activities associated with rebuilding from adherence to the City's Noise Ordinance and establish specific construction hours that may be modified by the City Manager as needed; and

WHEREAS, on October 1, 2019, the City Council adopted an Ordinance ORD-2019-013 amending Section 20-28.100, Resilient City (-RC) combining district, to add Mobile Home Park closure procedures for those severely impacted by the fires; and

WHEREAS, on February 25, 2020, the City Council adopted Ordinance ORD-2020-002 amending Title 20 of the Santa Rosa City Code, Chapter 20-16, Resilient City Development Measures, to allow a second automatic 12-month extension for tentative maps and associated entitlements that benefitted from the first automatic, 12-month extension; and

WHEREAS, on September 15, 2020, the City Council adopted an ordinance, ORD-2020-011, amending title 20 of the Santa Rosa City Code to extend section 20-28.100, Resilient City Combining District, for a period of three (3) years, until October 9, 2023; and

WHEREAS, on September 27, 2020, the Glass Fire burned multiple properties within the Santa Rosa City limits. The City Manager, in their capacity as Director of Emergency Services, proclaimed the existence of a local emergency in the City of Santa Rosa; and

WHEREAS, on September 28, 2020, the Governor of the State of California proclaimed

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a State of Emergency for the Glass Fire; and

WHEREAS, on September 29, 2020, the Council adopted Resolution No. RES-2020-157 ratifying the City Manager's proclamation of the existence of a local emergency; and

WHEREAS, on October 28, 2020, the City Council adopted an ordinance, ORD-2020-012, amending Title 20 of the Santa Rosa City Code to add recognition of new recovery needs as a result of the Glass Fire, rezoning impacted properties, and text amendments to section 20-28.100, Resilient City Combining District; and

WHEREAS, on December 1, 2020, the City Council adopted an ordinance, ORD-2020-017, amending Title 20 of the Santa Rosa City Code to extend and modify Chapter 20-16, Resilient City Development Measures; and

WHEREAS, on November 9, 2021, the City Council adopted an Ordinance, ORD-2021-012, amending Title 20 of the Santa Rosa City Code to incorporate Zoning Code interpretations made by the City's Zoning Administrator and other technical corrections; and

WHEREAS, the Housing Element was adopted in 2023. This element of the General Plan has programs that require updating streamlining processes for housing that are within the Resilient City Development Measures; and

WHEREAS, in July 2023, developer outreach was conducted to receive feedback from developers who utilized the Modifications to the Design Review process; and

WHEREAS, from July 18, 2023, to August 18, 2023, a survey was open to the general public for feedback on both the Resilient City Development Measures and the Resilient City Combining District; and

WHEREAS, on July 20, 2023, staff received comments from the Design Review Board on sections of the Resilient City code that pertain to Design Review; and

WHEREAS, on September 13, 2023, staff received comments from the Cultural Heritage Board on proposed additions to the Resilient City code that pertain to Landmark Alteration; and

WHEREAS, On November 29, 2023, the Council adopted ORD-2023-015, amending Zoning Code Chapter 20-16, Resilient City Development Measures, and Zoning Code Section 20-28.100, Resilient City Combining District, extending the expiration date of the ordinances from December 31, 2023, to December 31, 2024; and

WHEREAS, on May 7, 2024, Council adopted the annual City Council Goals & Objectives which outlined goals for increasing housing, reducing homelessness, promoting economic development, and adopting/codifying the Resilient City Development Measures; and

WHEREAS, between July 8 to August 8, 2024, the public draft of the proposed Zoning Code Text Amendment was open to the general public for comments and questions; and

WHEREAS, on August 15, 2024, staff received comments from the Design Review Board on the Resilient City Public Draft sections related to Design Review and Landmark Alteration; and

WHEREAS, the City of Santa Rosa desires to expand and implement Santa Rosa resiliency initiatives to ensure that the housing and economic development needs within the City following community emergency events are addressed; and

WHEREAS, the Zoning Map of the City of Santa Rosa is recommended to be amended by removing the Resilient City (-RC) Combining District classification from the parcels located within the following areas:

- I. Coffey Park area. Residential and nonresidential parcels generally bounded by the City jurisdictional boundary to the north, Piner Road and Pinercrest Drive to the south, Piner Creek to the east, and the SMART rail corridor and Waltzer Road to the west, as depicted in Figure 2-18, Coffey Park Area.

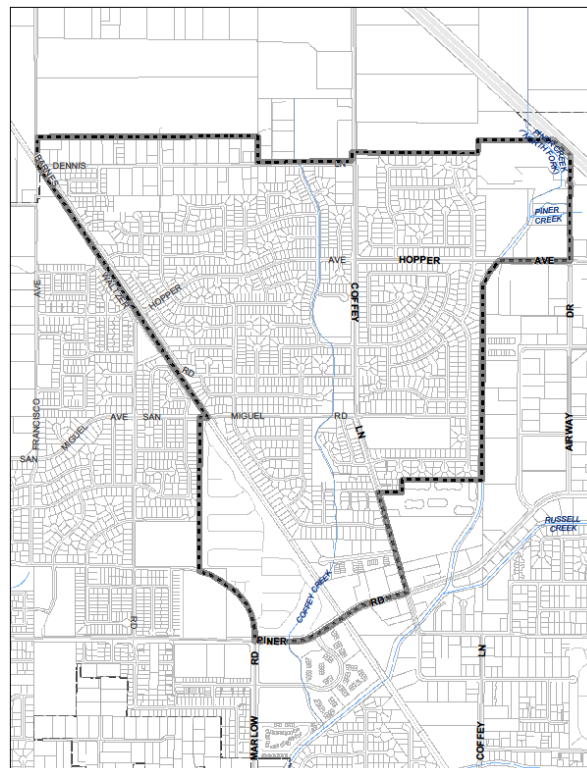


Figure 2-18 – Coffey Park Area

- II. Highway 101 Corridor/Round Barn area. Residential and nonresidential parcels generally bounded by the City jurisdictional boundary to the north, Piner Road and Bicentennial Way to the south, Fountaingrove Parkway/Bicentennial Way and Round Barn Boulevard to the east, and Piner Creek and Airway Drive to the west, as depicted in Figure 2-19, Highway 101 Corridor/Round Barn Area.

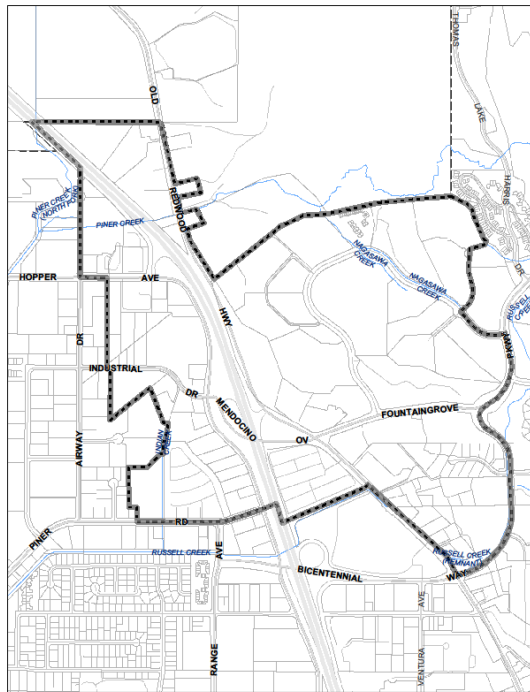


Figure 2-19 – Highway 101 Corridor/Roundbarn Area

- III. Fountainview area. Residential and nonresidential parcels generally bounded by Fountaingrove Parkway to the north, Lake Park Drive to the south, Altruria Drive, Glenview Place and Kelsey Knolls to the east, and Bicentennial Way and Fountaingrove Parkway to the west, as depicted in Figure 2-20, Fountainview Area.

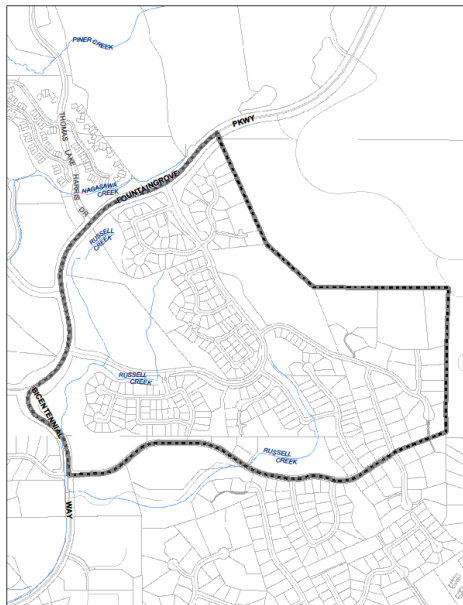


Figure 2-20 – Fountainview Area

- IV. Fountaingrove area. Residential and nonresidential parcels generally bounded by the City jurisdictional boundary to the north, east and west, and Fountaingrove Parkway, Keysight Technology campus and Chanate Road to the south, as depicted in Figure 2-21, Fountaingrove Area.

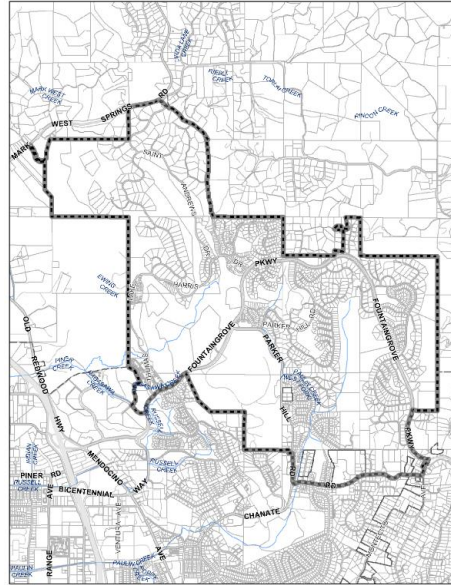


Figure 2-21 – Fountaingrove Area

- V. Montecito Heights area. Residential and nonresidential parcels generally bounded by the City jurisdictional boundary to the north and west, Badger Road to the south, and Calistoga Road to the east, as depicted in Figure 2-22, Montecito Heights Area.

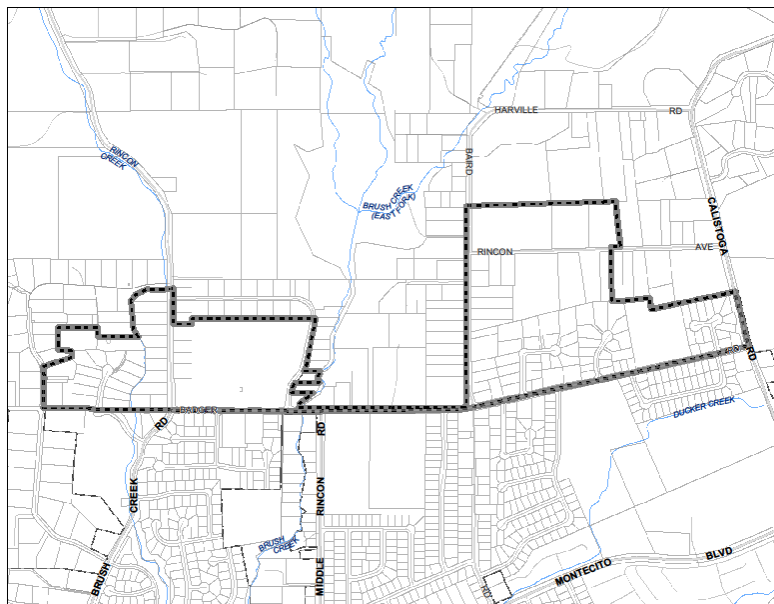


Figure 2-22 – Montecito Heights Area

- VI. Oakmont area. Residential and nonresidential parcels generally bounded by the City jurisdictional boundary to the north, south and east, and Melita Road to the west, as depicted in Figure 2-23, Oakmont Area.

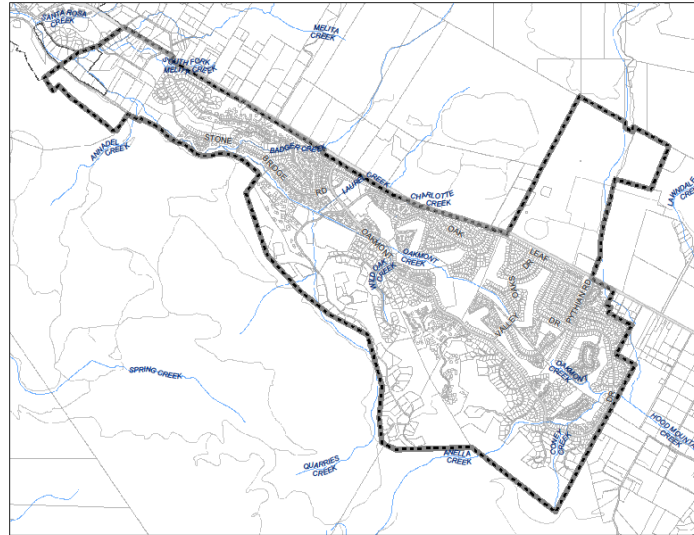


Figure 2-23 – Oakmont Area

- VII. Skyhawk area. Residential parcels generally bounded by Sunhawk Drive to the north; San Ramon Way, Great Heron Drive, and Los Alamos Road to the west; Los Alamos Road and Melita Road to the east; and Melita Road to the south, as depicted in Figure 2-24, Skyhawk Area.

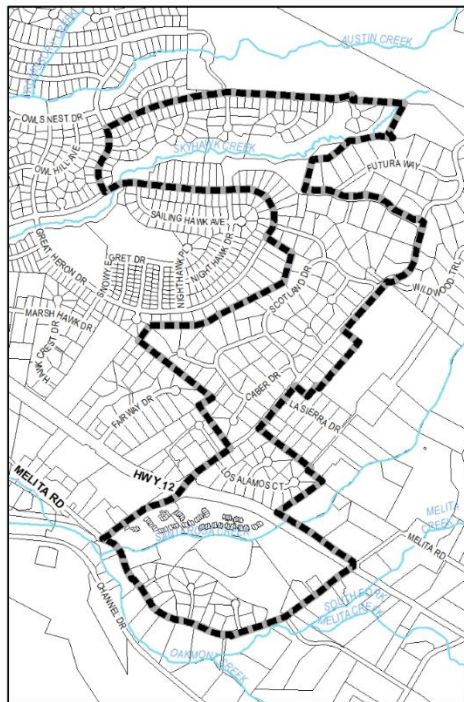


Figure 2-24 – Skyhawk Area

health, safety and welfare of the public which would be impacted if hazard affected properties were not repaired and repopulated.

- B. The proposed rezonings would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the reclassification of the Subject Properties to remove the –RC combining district and return to the base zoning district in conjunction with the Resilient City Standards being added to the Zoning Code will provide a means to restore portions of the City damaged by a future hazard and respond to other hazard related needs without requiring zoning map amendments for affected parcels.
- C. The proposed rezonings would not impact the physical suitability of the subject sites to develop with the anticipated land uses/developments.
- D. The proposed rezonings have been reviewed in compliance with the California Environmental Quality Act (CEQA) and are exempt under the “common sense exemption” set forth in CEQA Guidelines Section 15061(b)(3), which provides that CEQA applies only to projects having the potential to cause a significant effect on the environment. The parcels were rezoned to the -RC combining district to utilize rebuilding and streamlining measures that are now proposed to apply citywide in the event of a future hazard. The Zoning classification of each parcel will return to the base zoning which does not create any significant changes or effects on the environment beyond what previously anticipated in the General Plan Environmental Impact Report.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council adopt a Zoning Code Map Amendment to reclassify 8,383 parcels on the Zoning Map to remove the Resilient City (-RC) Combining District in order to expand and implement Santa Rosa resiliency initiatives.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12th day of September 2024 by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____

JESSICA JONES, EXECUTIVE SECRETARY