ORDINANCE NO. ORD-2018-009

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTIES LOCATED AT 43, 77, AND 91 MIDDLE RINCON ROAD AND 4785, 4801, 4847, AND 4865 HIGHWAY 12 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND CG (GENERAL COMMERCIAL) ZONING DISTRICTS; ASSESSOR'S PARCEL NUMBERS 182-540-020, -021, -022, -023, -024, -025, -026, -027, -028; FILE NO. ANX17-003

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 R-1-6 (Single-family Residential) zoning district is appropriate for Assessor's Parcel Numbers (APNs) 182-540-020, -021, -022, -023, -027, and -028 and that the CG (General Commercial) zoning district is appropriate for APNs 182-540-024, -025, and -026. The Council further finds and determines that:

The proposed Prezoning is consistent with the goals and policies of all elements of the City's General Plan in that the proposed zoning districts would maintain the densities envisioned in the General Plan. City staff has determined that the proposed Prezoning and subsequent annexation of the subject site would be a logical extension of the City limits and services. Requisite staff have reviewed the proposal and found that adequate services are available to serve the site; and

The proposed Prezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that no new development is proposed and any future development accommodated by this Prezoning action would be subject to the appropriate level of review; and

The site is physically suitable including absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities for the proposed Prezoning to the R-1-6 (Single-family Residential) and CG (General Commercial) zoning districts.

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made. Title 20 of the Santa Rosa 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 Nos. 182-540-020, -021, -022, -023, -027, and -028 to the R-1-6 (Single-family Residential) zoning district and APNs 182-540-024, -025, and -026 to the CG (General Commercial) zoning district.

Section 3. In addition to any other conditions that are deemed appropriate or necessary, any development approval for this property shall be expressly conditioned to require the applicant to fulfill the following condition:

Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control

Board, North Coast Region, in effect at the time that the building permit(s) for this development, or any part thereof, are issued.

Section 4. Environmental Determination. The proposed Prezoning amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA) and pursuant to CEQA Guidelines Section 15183, the proposed zoning is consistent with the densities established in the Santa Rosa General Plan 2035, for which an Environmental Impact Report (EIR) was certified, and there are no project-specific impacts which are peculiar to the project or its site. No additional environmental review is required.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on May 1, 2018.

IN COUNCIL DULY PASSED this 8th day of May, 2018.

AYES: (5) Mayor Coursey, Vice Mayor Rogers, Council Members Combs, Sawyer, Tibbetts

NOES: (0)

ABSENT: (2) Council Members Olivares, Schwedhelm

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM:

_____
City Attorney

City of
Santa Rosa

CERTIFICATION
SANTA ROSA CITY COUNCIL
ORDINANCE NO. ORD-2018-009

STATE OF CALIFORNIA)
COUNTY OF SONOMA) ss.
CITY OF SANTA ROSA)

I, STEPHANIE A. WILLIAMS, Deputy City Clerk of the City of Santa Rosa, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law and Santa Rosa City Charter Section 8, was duly introduced on May 1, 2018, and adopted by the City Council of Santa Rosa at a regular meeting of said Council held on May 8, 2018, by the following vote:

AYES: (5) Mayor Coursey, Vice Mayor Rogers, Council Members Combs, Sawyer, Tibbetts

NOES: (0)

ABSENT: (2) Olivares, Schwedhelm

ABSTAIN: (0)

Stephanie A. Williams

Stephanie A. Williams, Deputy City Clerk
City of Santa Rosa, California