RESOLUTION NO. PC-2024-004

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL ADOPTION OF A TEXT AMENDMENT TO THE OAKMONT PLANNED DEVELOPMENT (PD63-001) POLICY STATEMENT INCLUDING MODIFICATIONS TO 1) UPDATED MAPS, 2) DEFAULT TO THE CITY'S ZONING CODE FOR LAND USE PERMITTING REQUIREMENTS CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION, AND 3) ESTABLISH COMPATIBLE USES WITH THE PARKS AND RECREATION LAND USE DESIGNATION – FILE NUMBER REZ23-002

WHEREAS, an application was submitted on May 24, 2023, requesting the approval of a Text Amendment to the Oakmont Planned Development (PD 63-001) Policy Statement including updated maps; elimination of the clause "All new uses require a Conditional Use Permit," and the default to the City's Zoning Code for land use permitting requirements consistent with the associated General Plan land use designation; and to establish by-right uses compatible with the Parks & Recreation General Plan land use designation within the Oakmont Planned Development; and

WHEREAS, pursuant to Zoning Code Section 20-26.060(F), a request to modify, change or revise any approved Policy Statement shall be processed in the same manner as any other zone change application, through the Rezoning process; and

WHEREAS, on January 12, 2024, a combined Notice of Application and Notice of Neighborhood Meeting was mailed to property owners and residents within the boundaries of the Oakmont Planned Development (PD 63-001); and

WHEREAS, on January 26, 2024, a Neighborhood Meeting was held at the Berger Center, 6633 Oakmont Drive, in the Oakmont community, which was attended by approximately 100 residents; and

WHEREAS, on March 28, 2024, the Planning Commission held a duly noticed public hearing to consider recommending to the City Council adoption of a Text Amendment to the Oakmont Planned Development (PD 63-001) Policy Statement that includes updated maps; default to the City's Zoning Code for land use permitting requirements consistent with the associated General Plan land use designation, and establish outdoor recreational uses compatible with the Parks & Recreation General Plan land use designation and minimum setbacks, at which time all those wishing to be heard were allowed to speak.

NOW, THEREFORE, BE IT RESOLVED, that based on the evidence presented and the records and files herein, and pursuant to City Code Section 20-64.050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan in that the proposed amendments would provide for recreational land uses on parcels with a General Plan land use designation of Parks & Recreation without the requirement of a Use Permit application.

This implements General Plan goals PSF-A, PSF-A-1 and PSF-A-17 which encourage the provision of recreational facilities. The amendments further support General Plan goals LUL-J, EV-A and EV-B-7, which encourage a positive and vital business community and business attraction. For commercial and office-zoned parcels in this Planned Development, the amendments would remove the requirement for Use Permit application for all new uses, attracting new, compatible commercial and office land uses. Further, the amendments would rely on the City's Zoning Code to establish land use permitting requirements for parcels, consistent with the General Plan land use designation.

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that the text amendments and map updates do not constitute a physical project; rather the amendments provide for reduced permitting requirements and fees for uses that are compatible with a parcel's General Plan land use designation and implementing standard Zoning District. Future development projects in this Planned Development would continue to be subject to public interest, health, safety, convenience and welfare findings, where required by the implementing standard Zoning District, consistent with the General Plan land use designation.

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):

Public Resources Code 21083.3 provides that if a proposed development project is consistent with the General Plan and an environmental impact report was certified with respect to that General Plan, environmental review "shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report. Similarly, CEQA Guidelines Section 15183 states that "projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." The proposed amendment will allow the conversion of existing recreational facilities or the addition of small (10,000 square feet or less) outdoor recreation facilities in areas that are designated as Parks & Recreation on the General Plan Land Use Diagram. The proposed project has been found to be consistent with the Santa Rosa General Plan. Review of the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project and which were not addressed in the General Plan EIR, nor is there any new information that shows that any environmental impacts will be more significant than as described in that EIR. Any future development subject to discretionary entitlement will require CEQA compliance.

Pursuant to CEQA Guidelines Section 15301, minor alterations, including the addition of up to 10,000 square feet to existing structures, is categorically exempt provided that public services are available to allow for development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

Pursuant to CEQA Guidelines Section 15302, replacement or reconstruction of structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Pursuant to CEQA Guidelines Section 15303, the construction of new, small facilities or structures or the conversion of existing structures from one use to another where only minor modifications are made in the exterior of the structure.

Pursuant to CEQA Guidelines Section 15311, construction or replacement of accessory structures accessory to existing facilities.

Pursuant to CEQA Guidelines Section 15323 categorically exempts the normal operations of existing facilities for public gatherings for which the facility was designed, where there is a past history of the facility being used for the same or similar kind of use.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2.).

D. The proposed Policy Statement amendment is internally consistent with applicable provisions of the Zoning Code. Future development, in most cases, would default to the Zoning Code for development standards and permitting requirements. In those cases where uses are proposed to be permitted by right, including community gardens, dog parks, and conversion or new construction of small sport courts, the use is consistent with the General Plan land use designation of Parks and Recreations.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council adopt a Text Amendment to amend Oakmont Planned Development (PD63-001) Policy Statement, as set forth in Exhibit A attached hereto, to include updated maps, default to the City's Zoning Code for land use permitting requirements consistent with the associated General Plan land use designation, and establish uses compatible with the Parks & Recreation General Plan land use designation.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 28th day of March 2024 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

APPROVED: _____

KAREN WEEKS, CHAIR

ATTEST: _____

JESSICA JONES, EXECUTIVE SECRETARY

Attachment 1- Planned Development 63-001 Policy Statement
Attachment 2- Exhibit A: Boundary Map PD63-001
Attachment 3- Exhibit B: Parks-Recreation Land Use Parcels Map PD63-001

Policy Statement for Oakmont Planned Development 63-001

Development Standards and Allowable Uses

PURPOSE

This Policy Statement constitutes the development standards and allowable uses for the Oakmont Planned Development, No. 63-001, as shown in the Oakmont Boundary Map (Exhibit A), and Recreational Sites owned by the Oakmont Village Association (OVA) Map (Exhibit B).

USES AND PERMIT REQUIREMENTS

The use of land, buildings, and structures on any property within the boundary of the Oakmont Planned Development 63-001 (Oakmont Village, or OVA), as shown on Exhibit A (attached), is governed by this Policy Statement, the City of Santa Rosa Zoning Code, the California Building Code, and all other regulatory requirements. Permit requirements and development standards for uses that are not listed below shall defer to the Zoning Code for the zoning district that implements the General Plan land use designation.

1) **Uses allowed by right** (without a Conditional Use Permit):

    a) Outdoor recreational activities, including community gardens, sport courts, and dog parks, are allowed by right in areas designated for recreational purposes on Exhibit B (attached).

        i) Development standards:

            (1) No outdoor lighting is permitted unless otherwise approved through the City's applicable permitting process.

            (2) Setbacks: 15-foot minimum setback on front, side, and rear for parcels with General Plan land use designation 'Parks & Recreation' (Exhibit B).

            (3) When constructed on undeveloped land, ground disturbance for new construction shall not exceed 10,000 square feet. This does not apply to the conversion of an existing facility that does not exceed the footprint of the existing development.

            (4) All other applicable developments standards (i.e. parking, building height, lot coverage, etc.) shall be in compliance with the Zoning Code for the zoning district that implements the General Plan land use designation.

        ii) All changes shall be done in compliance with Federal, State, and local laws.

2) **Uses that require Conditional Use Permits**:

    a) All other uses shall defer to City of Santa Rosa Zoning Code, use permit requirements for the standard zoning district consistent with the General Plan land use designation.

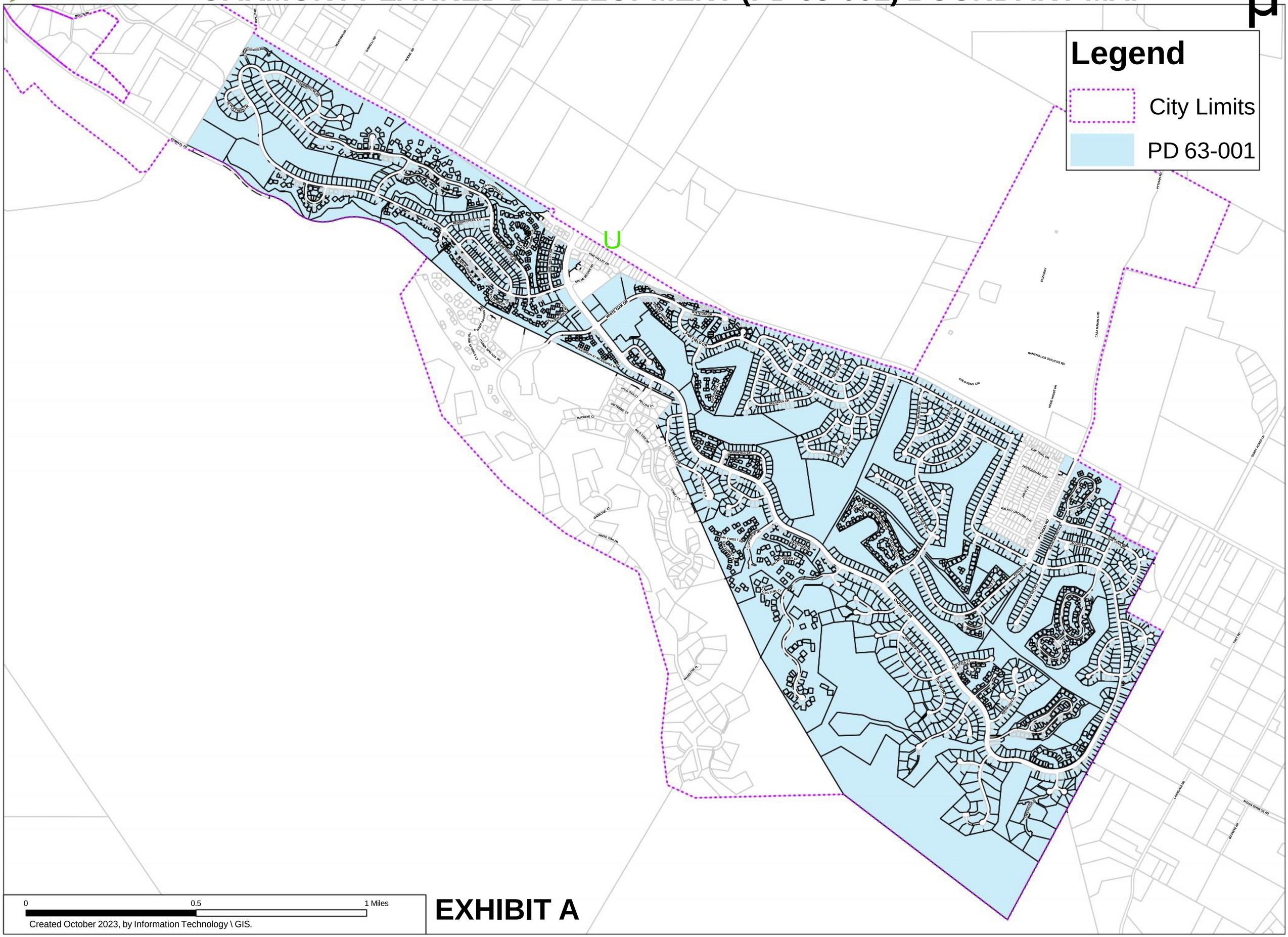
3) **Design Review Requirements**:

    a) If exterior changes are proposed for commercial properties or structures within the boundary of the Oakmont Planned Development, including multifamily residential structures, Design Review by the City will be required.

    b) When OVA standards are in conflict with City Standards, City standards shall control.

City of Santa Rosa
Information Technology - GIS

OAKMONT PLANNED DEVELOPMENT (PD 63-001) BOUNDARY MAP



Created October 2023, by Information Technology \ GIS.

EXHIBIT A

City of Santa Rosa
Information Technology - GIS

Oakmont Village Association Recreation Parcels within PD 63-001

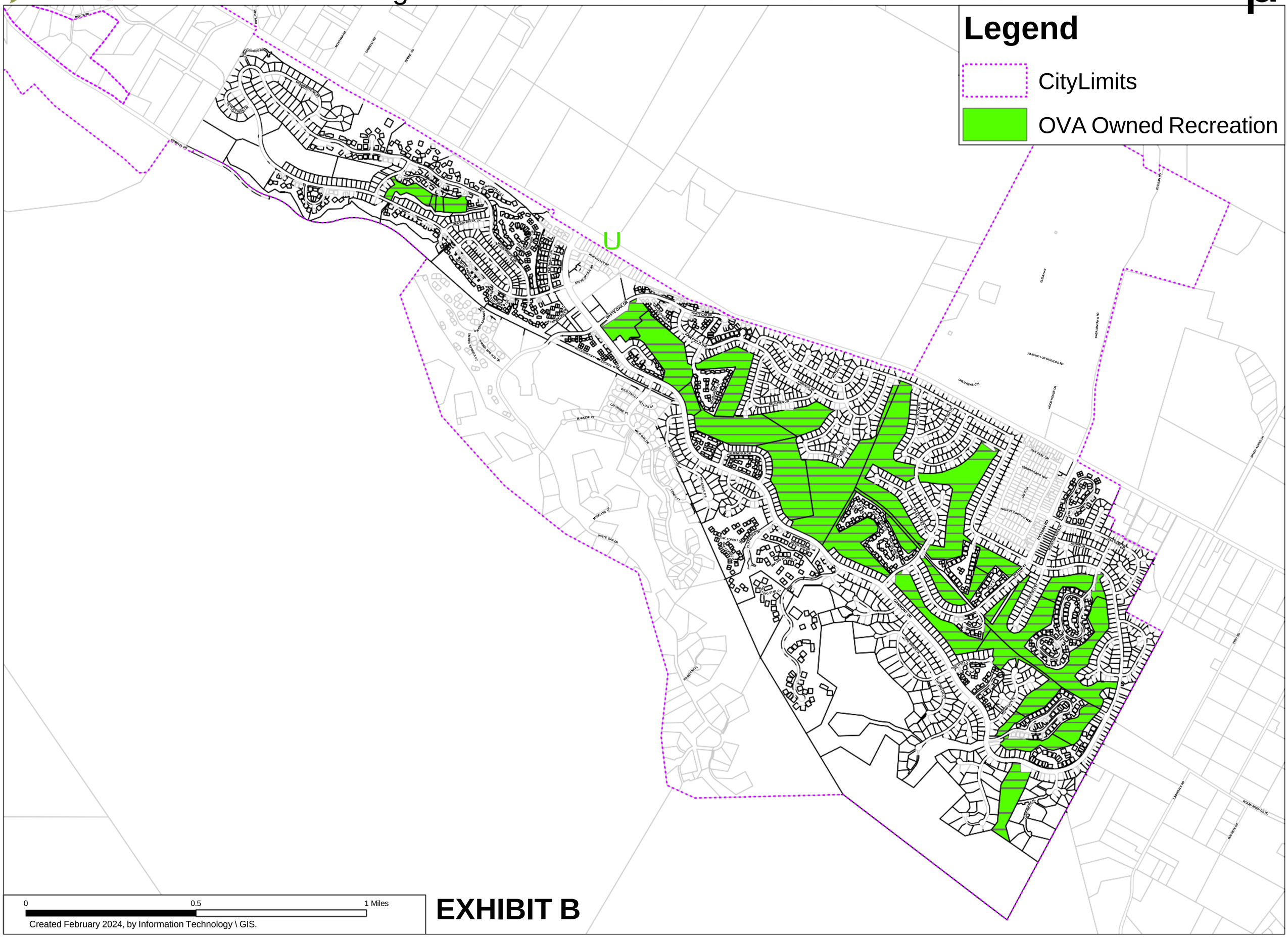


EXHIBIT B