

ORDINANCE NO. ORD-2024-011

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTIES SITUATED ON BARBARA DRIVE, ROBIN WAY, EDDY DRIVE, MOORLAND AVENUE, AND BELLEVUE AVENUE INTO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) AND R-2 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT, CONSISTENT WITH THE LOW AND MEDIUM-LOW DENSITY RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS; FILE NO. ANX23-003

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) and R-2 (Medium Density Multi-Family Residential) zoning districts are appropriate for the properties identified in Section 2. The Council further finds and determines that:

- A. The prezoning of the Subject Properties is consistent with the goals and policies of all elements of the City’s General Plan in that the Prezoning authorizes land uses in conformance with the Land Use Element of the City’s General Plan; and
- B. The proposed Prezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that no physical changes are proposed as part of this project and permissible future uses under the proposed Prezoning will be compatible with the surrounding neighborhoods; and
- C. The sites are physically suitable including absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities for the proposed Prezoning.

Section 2. All conditions required by law having been satisfied and all findings with relation thereto having been made, Title 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 add the classification of the following Assessor’s Parcel Numbers to the Districts listed under Prezone:

APN	ADDRESS	GENERAL PLAN	PREZONE
043-181-009	215 BARBARA DR	Med-Low Residential	R-2
043-181-008	231 ROBIN WAY	Med-Low Residential	R-2
043-181-007	247 ROBIN WAY	Med-Low Residential	R-2
043-181-006	263 ROBIN WAY	Med-Low Residential	R-2
043-181-005	136 EDDY DR	Med-Low Residential	R-2
043-141-037	200 BELLEVUE AVE	Med-Low Residential	R-2
043-141-047	164 BELLEVUE AVE	Med-Low Residential	R-2
043-182-004	151 EDDY DR	Med-Low Residential	R-2
043-182-003	159 EDDY DR	Med-Low Residential	R-2
043-182-002	167 EDDY DR	Med-Low Residential	R-2

043-141-036	186 BELLEVUE AVE	Med-Low Residential	R-2
043-141-030	178 BELLEVUE AVE	Med-Low Residential	R-2
043-141-031	170 BELLEVUE AVE	Med-Low Residential	R-2
043-141-046	162 BELLEVUE AVE	Med-Low Residential	R-2
043-141-048	156 BELLEVUE AVE	Med-Low Residential	R-2
043-141-049	150 BELLEVUE AVE	Med-Low Residential	R-2
043-181-010	187 BARBARA DR	Med-Low Residential	R-2
043-181-011	183 BARBARA DR	Med-Low Residential	R-2
043-181-012	167 BARBARA DR	Med-Low Residential	R-2
043-181-013	3181 MOORLAND AVE	Med-Low Residential	R-2
043-182-005	200 BARBARA DR	Med-Low Residential	R-2
043-182-006	182 BARBARA DR	Med-Low Residential	R-2
043-182-007	166 BARBARA DR	Med-Low Residential	R-2
043-182-010	3195 MOORLAND AVE	Med-Low Residential	R-2
043-182-009	3171 MOORLAND AVE	Med-Low Residential	R-2
043-181-004	148 EDDY DR	Med-Low Residential	R-2
043-181-003	160 EDDY DR	Med-Low Residential	R-2
043-181-002	168 EDDY DR	Med-Low Residential	R-2
043-181-014	3175 MOORLAND AVE	Med-Low Residential	R-2
043-144-005	3128 MOORLAND AVE	Low Residential	R-1-6
043-144-004	84 BELLEVUE AVE	Low Residential	R-1-6
043-144-003	100 BELLEVUE AVE	Low Residential	R-1-6
043-144-002	104 BELLEVUE AVE	Low Residential	R-1-6
043-144-034	144 BELLEVUE AVE	Low Residential	R-1-6

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:

1. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

Section 4. The proposed Prezoning has been reviewed in compliance with the California Environmental Quality Act (CEQA), and qualifies for the following streamlining provisions and exemptions:

- CEQA Guidelines Section 15183 in that the proposed Pre-Zoning is consistent with the General Plan. The Low Density and Medium-Low Density Residential land use designations were reviewed as part of the Santa Rosa General Plan 2035 Environment Impact Report (EIR), adopted by City Council Resolution No. 27509, dated November 3, 2009. The proposed Pre-Zoning to the R-1-6 (Single-Family Residential) and R-2 (Medium Density Multi-Family Residential) zoning district is consistent with the existing land use designations. There are no impacts peculiar to the site that were not already analyzed in the EIR or would require additional analysis.

- CEQA Guidelines Section 15303 in that the future proposed construction consists of limited numbers of new, small structures, such as water mains and associated utility extensions to serve existing structures.
- CEQA Guidelines Section 15304 in that the future proposed construction consists of minor land alterations that include grading on slopes less than 10 percent.

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 September 24, 2024.

IN COUNCIL DULY PASSED AND ADOPTED this 8th day of October, 2024.

AYES: (7) Mayor N. Rogers, Vice Mayor Stapp, Council Members Alvarez, Fleming, MacDonald, Okrepkie, C. Rogers

NOES: (0)

ABSENT: (0)

ABSTAIN/RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney