

RESOLUTION NO. PC-2024-007

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA  
RECOMMENDING THAT THE CITY COUNCIL PREZONE THE PROPERTY LOCATED  
AT 5817 HIGHWAY 12 TO THE RURAL RESIDENTIAL-SCENIC ROAD-RESILIENT  
CITY (RR-20-SR-RC) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 031-090-041 -  
FILE NUMBER ANX23-001

WHEREAS, on September 19, 2023, an application to Prezone a parcel within County jurisdiction, located at 5817 Highway 12, to the Rural Residential-Scenic Road-Resilient City (RR-20-SR-RC) zoning district was submitted to the Planning & Economic Development Department; and

WHEREAS, on November 10, 2023, a Notice of Application was distributed to properties located within 600 feet of the subject site to inform them of the request to Prezone the property; and

WHEREAS, on April 11, 2024, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper Prezoning designations which should be place on the annexation area, and which time all those wishing to be heard were allowed to speak on the proposed annexation boundary and Prezoning designation; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and reports herein, and the oral and other evidence received at the public hearing, from the public, the applicant, and City staff; and

WHEREAS, the General Plan land use designation for 5817 Highway 12 is Very Low Density Residential, and the proposed Prezoning to the RR-20-SR-RC zoning district is consistent with the existing Very Low Density Residential General Plan land use designation.

NOW, THEREFORE, BE IT RESOLVED that based on the evidence presented and the records and files herein, and pursuant to the City Code Sections 20-64.060 (Prezoning) and 20-64.050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan. In accordance with Section 20-22.020(B), the Rural Residential (RR) zoning district is applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses. The maximum allowable density ranges from 0.2 to two dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RR map symbol (see Section 20-22.040). The RR zoning district implements and is consistent with the Very Low Density Residential land use classification of the General Plan. The requested RR-20 zoning district permits 20,000-square-foot lot sizes. General Plan Section 1-2 requires

that the General Plan be internally consistent; therefore, a proposed amendment to a zoning district that is consistent with a General Plan land use designation and implements that land use designation would be consistent with the goals and policies of all elements of the General Plan. The proposed project site is not subject to a specific plan;

- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City. The proposed RR-20-SR-RC zoning district is consistent with the Very Low Density Residential General Plan land use designation. The RR-20 Zoning District would permit 20,000-square-foot parcels. The applicant is seeking annexation in order to connect to City utilities for the three single-family dwellings developed on the site. No development is currently proposed;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project has been found to comply with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), any rezoning action consistent with the general plan 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. No further environmental review is necessary as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.
- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments. The property has direct access to Highway 12. The proposed zoning designation is consistent with the General Plan designation and the existing development is consistent with the RR-20-SR-RC zoning district. The site is surrounded by low density and rural residential development.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the Rezoning of property situated at 5817 Highway 12 to the RR-20-SR-RC zoning district, said property more precisely described as: Assessor's Parcel Number 031-090-041.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:\_\_\_\_\_

CHAIR

ATTEST: \_\_\_\_\_  
EXECUTIVE SECRETARY