

ZCE18-0019

Zone change to remove Z combining district

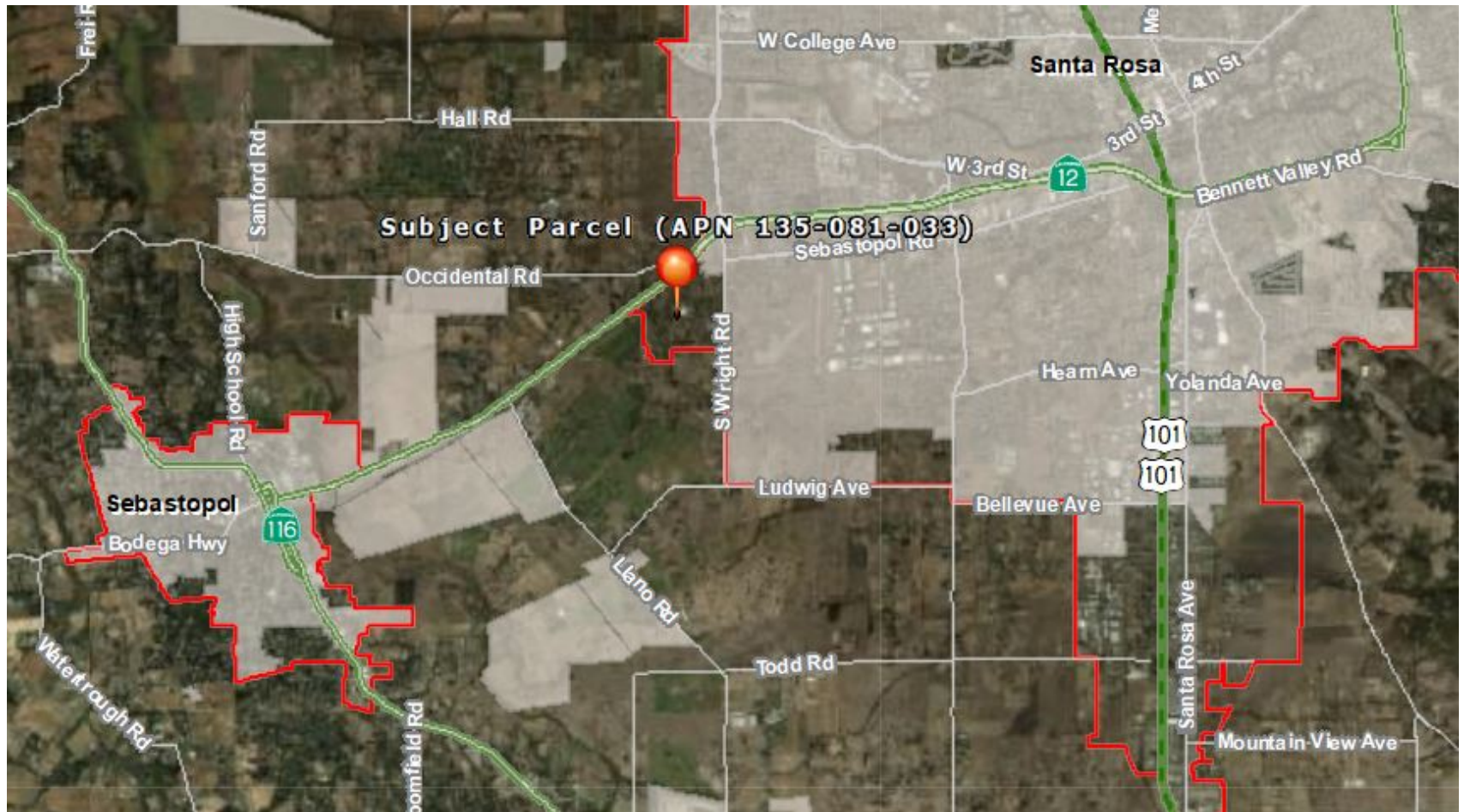
4391 Price Avenue, Santa Rosa

May 14, 2019

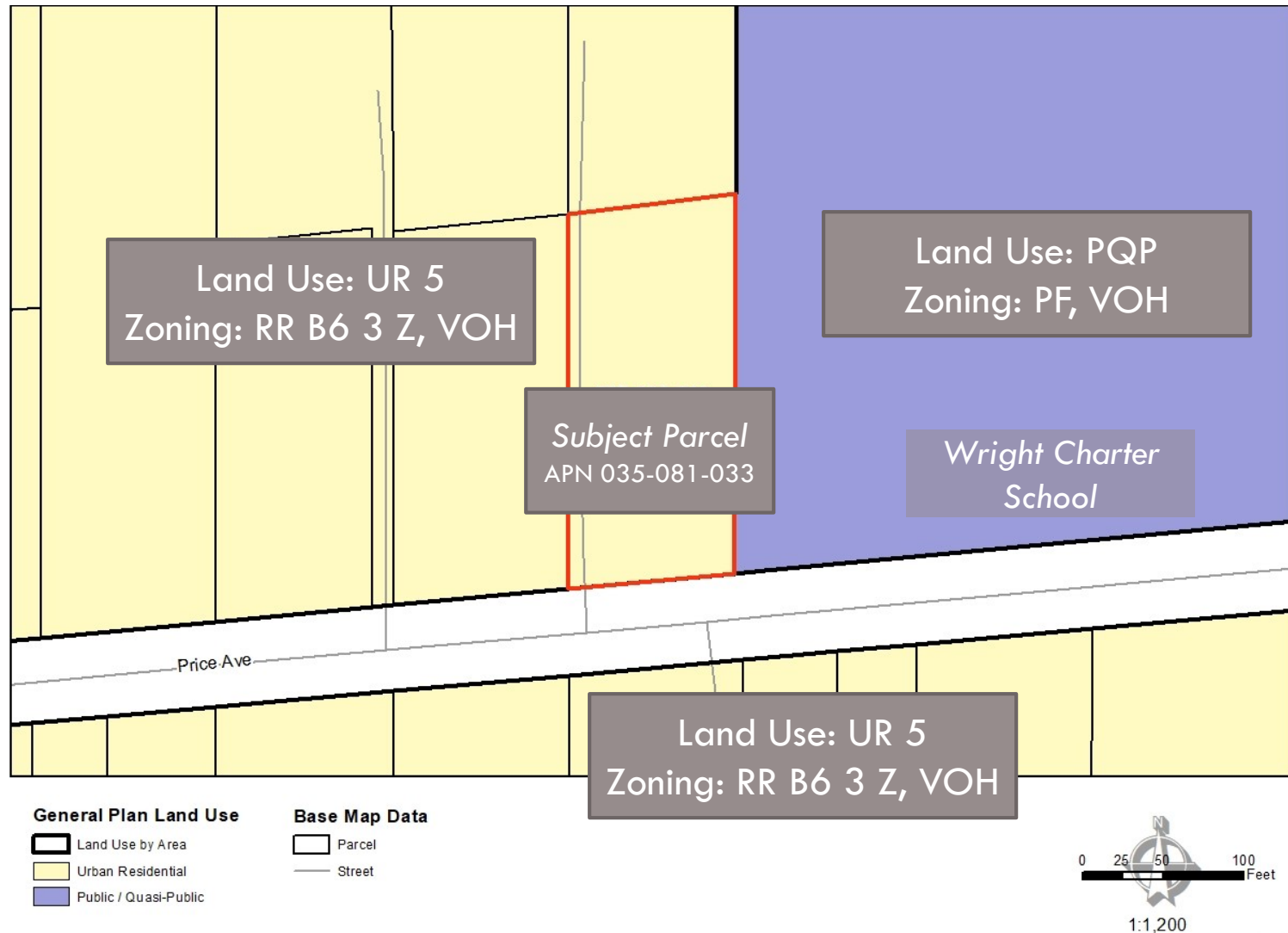
Nina Bellucci



VICINITY MAP



LAND USE & ZONING

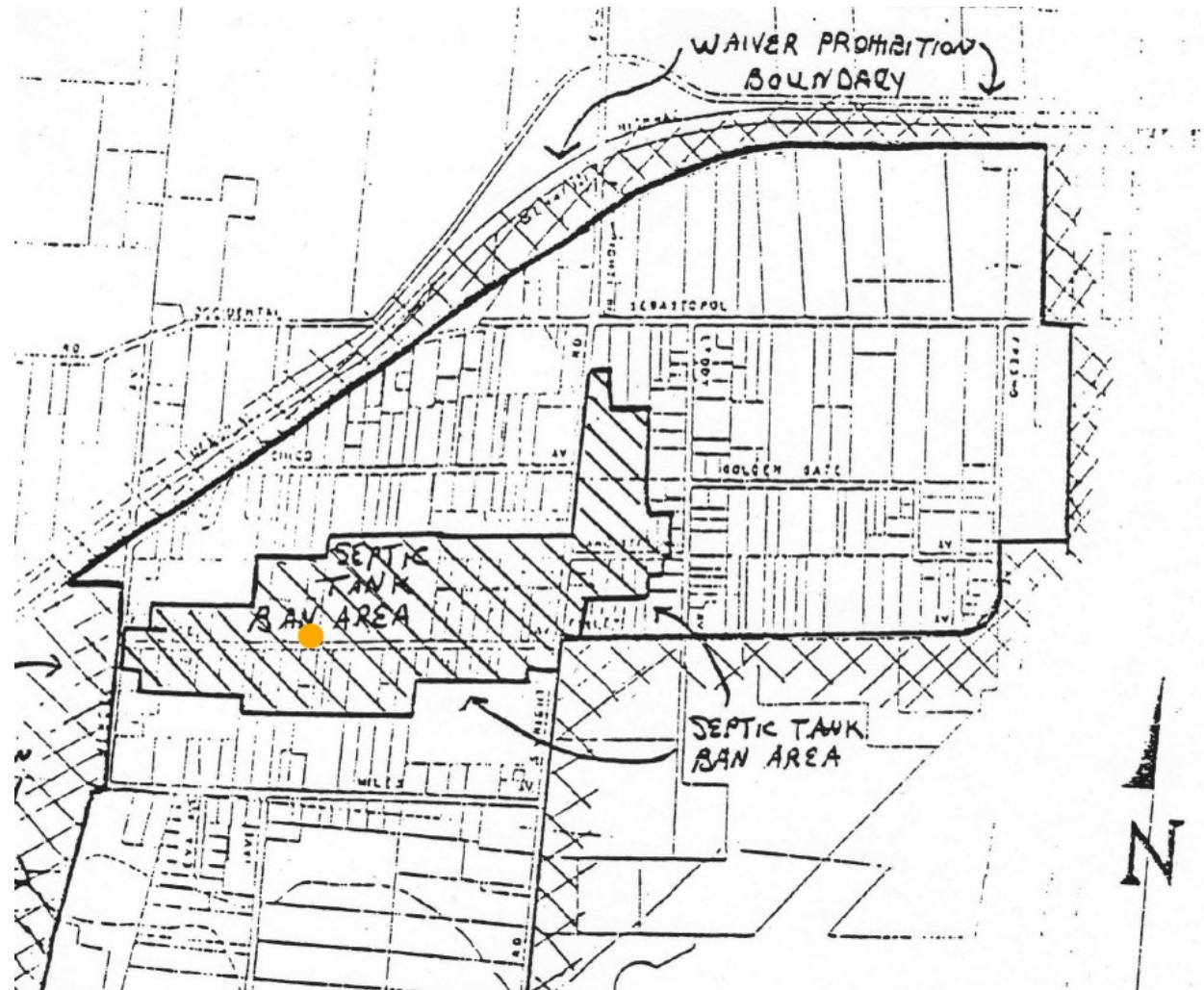


BACKGROUND

Failing septic systems
contaminated
groundwater

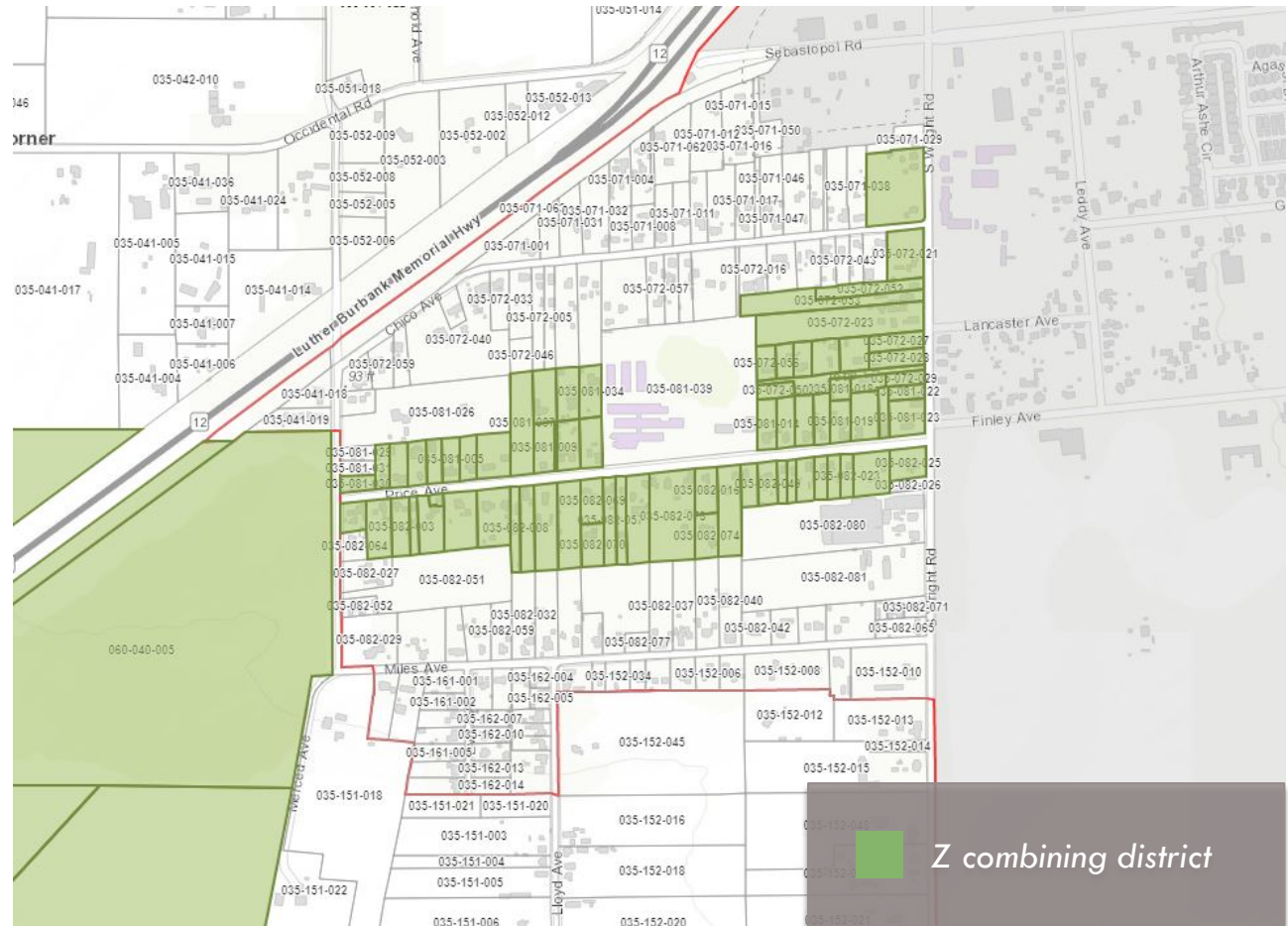
City did not
allow sewer
service for
ADUs

ZC 86-147
applied Z to
portions of
South Wright
Area (see
image)



GENERAL PLAN CONSISTENCY

General Plan
Land Use
Policy LU-4a



ZONING CONSISTENCY

- Z combining district applied in areas with:
 - ▣ Inadequate water supply
 - ▣ **Inadequate sewer service or groundwater contamination**
 - ▣ Traffic hazards
 - ▣ Fire hazards
- These conditions no longer apply

STAFF RECOMMENDATION

- Planning Commission voted 5-0 to adopt resolution recommending approval to Board of Supervisors
- Recommend adoption of ordinance finding the project exempt from CEQA and approving zone change



Questions?

