

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
October 13, 2022

PROJECT TITLE

Winkler Annexation

ADDRESS/LOCATION

1600 Manzanita Ave

ASSESSOR'S PARCEL NUMBER

181-030-005

APPLICATION DATES

December 16, 2021

REQUESTED ENTITLEMENTS

Pre-zoning for Annexation

(Recommendation to Council)

PROJECT SITE ZONING

Current: County - RR B6 20

Proposed: RR-40-SR (Rural Residential –
Scenic Road Combining District)

PROJECT PLANNER

Christian Candelaria

APPLICANT

Jay Winkler

PROPERTY OWNER

LARSEN ROBERT P & MARGARET W

FILE NUMBERS

ANX21-002

APPLICATION COMPLETION DATES

December 16, 2021

FURTHER ACTIONS REQUIRED

Pre-zoning for Annexation (Council)

GENERAL PLAN DESIGNATION

Very Low Residential

RECOMMENDATION

Recommend approval of Pre-zoning to
City Council

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION

FROM: CHRISTIAN CANDELARIA, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: WINKLER ANNEXATION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council, approval of the proposed Pre-zoning of the property located at 1600 Manzanita Avenue to the RR-40-SR (Rural Residential – Scenic Road Combining District)

EXECUTIVE SUMMARY

The applicant has submitted an application requesting to Pre-zone a parcel for annexation into the City. The parcel is located on Manzanita Avenue and is proposed to be Pre-zoned to the RR-40-SR (Rural Residential - Scenic Road Combining District) zoning district consistent with the General Plan land use designation of Very Low Density Residential. The parcel contains one single-family dwelling unit with a detached garage on a 1.52 acre lot. No development is proposed at this time. The Planning Commission is being asked to make a recommendation to Council.

BACKGROUND

1. Project Description

The property located at 1600 Manzanita Avenue had a septic tank failure, a failed seepage pit, and no available area for a new septic tank due to setback requirements for cutbanks, water wells, and trees located on the site. The applicant applied for Utility Certificate to connect to the City sewer system. This authorization was allowed to remove an existing public health emergency on the property and Sonoma County Local Agency Formation Commission (LAFCO) conditioned the approval of the Utility Certificate upon the owner applying to the City for pre-zoning.

Pre-zoning is required to establish a zoning district for a site not currently within the City limits, to allow for future annexation. The zoning district proposed for a pre-zoning is required to be consistent with the existing General Plan Land Use designation for the site. As the property is designated Very Low Density Residential and is within the Scenic Road Combining District, the RR-40-SR zoning district has been determined as appropriate. The Santa Rosa General Plan has listed several roads as Scenic Roads for unique scenic qualities because of their natural setting as well as historical and cultural features. Manzanita Road is one of several scenic roads and this project is located along Manzanita Road. This property will be consistent with surrounding land use designations along Manzanita Road with the Scenic Road Combining District designation (-SR).

2. Surrounding Land Uses

North: Rural Residential
South: Rural Residential
East: Rural Residential
West: Rural Residential

Developments to the north, south, east, and west are primarily Rural Residential with single-family residences, all of which include the Scenic Road Combining district.

3. Existing Land Use – Project Site

The property is currently developed with a single-family dwelling unit and a residential accessory structure.

4. Project History

On October 14, 2021, an application for a Utility Certificate for 1600 Manzanita Avenue was submitted to the Planning and Economic Development Department.

On December 16, 2021, the Pre-zoning application was submitted for the subject property.

On December 30, 2021, the Utility Certificate application was approved. Based on the location of the subject sites within a County island, any connection to City services requires approval by the Sonoma County Local Agency Formation Commission (LAFCO). The parcel is located outside of the City limits which is the subject of an agreement between the City and Sonoma County regarding the extension of City water and/or sewer services, and would require approval of an Outside Service Area Agreement. Based on the City staff's conversation with

LAFCO staff, the Outside Service Area Agreement was supported due to an existing public health emergency on the property at 1600 Manzanita Avenue, and future annexation into the City limits.

On October 3, 2022, a Notice of Application was mailed to neighbors within 600 feet from the project site.

ANALYSIS

1. Santa Rosa General Plan 2035

The General Plan land use designation for 1600 Manzanita Avenue is Very Low Density Residential, which allows a density range from 0.2 to two units per acre and is primarily intended for single family residential.

The following General Plan policy is applicable to this project:

LAND USE AND LIVABILITY

LUL-A-2 Annex unincorporated land adjacent to city limits and within the Urban Growth Boundary, when the proposal is timely and only if adequate services are available. Ensure that lands proposed for annexation provide a rational expansion and are contiguous to existing urban development.

T-G Identify, preserve, and enhance scenic roads throughout Santa Rosa in both rural and developed areas.

The proposed property for pre-zoning is adjacent to the City limits and within the Urban Growth Boundary. Adequate water and sewer service are available in the area for the property. Also, the pre-zoning meets the goal and policy of the General Plan by identifying this parcel as Scenic Road for its location on Manzanita Road.

2. Zoning

The proposed zoning for the site is RR-40-SR (Rural Residential – Scenic Road Combining District). The 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 RR zoning district implements and is consistent with the Residential—Very Low-Density land use classification of the General Plan.

The -SR combining district is intended to enhance and preserve the natural and constructed features that contribute to the character of scenic roads. Natural and constructed features include trees, rock walls, view corridors, road configuration and tree canopy. The -SR combining district may be combined with any primary zoning district established by Section [20-20.020](#) (Zoning Map and Zoning Districts), provided that the standards of this Section shall apply only to the

portions of parcels within 125 feet or less from the edge of the pavement of the designated scenic road. All portions of a parcel more than 125 feet from the edge of the pavement of a designated scenic road shall be regulated by the standards of the primary zoning district. Manzanita Avenue Scenic Road characteristics consist of the many native and ornamental trees that line the roadway that give the roadway a sense of shelter and offer varied patterns in light and shadow as one travels along the corridor. The very low density development and large setbacks help to establish a setting that is rural in character. The road surface is also relatively narrow with no urban improvements, which reinforces the image of a rural environment.

The project involves a Pre-zoning application, which is the first step to annexation. Once Pre-zoned, the Sonoma Local Agency Formation Commission (LAFCO) will consider annexation of the parcel, which is contiguous to properties within City limits and inside the City's Urban Growth Boundary.

3. Public Comments

Staff has not received any comments from the public regarding the proposed Pre-zoning.

4. Public Improvements/On-Site Improvements

No improvements are required with the annexation/pre-zoning of these properties.

FISCAL IMPACT

Approval of the project will not have an effect on the General Fund.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project 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 Residential designation was 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, and the proposed pre-zoning to the RR-40-SR zoning district is consistent with the Very Low-Density land use designation.
- CEQA Guidelines Section 15319(a)&(b) in that the project is an annexation of existing private structures developed to the density allowed under the proposed pre-zoning classification, and the extension of utility services to the existing facilities would have a capacity to serve the existing facilities.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

WINKLER ANNEXATION

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Not applicable.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There have been no issues identified pertaining to this proposal to pre-zone for annexation.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Preliminary Annexation Map
- Attachment 5: Utility Certificate Approval Letter

Resolution 1: Pre-zoning

CONTACT

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