

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR ROGERS AND CITY COUNCIL
FROM: MONET SHEIKHALI, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: BOWDEN ANNEXATION – PREZONING PROPERTIES AT 4646
BADGER ROAD AND 999 MIDDLE RINCON ROAD

AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to Pre-zone the properties located at 4646 Badger Road and 999 Middle Rincon Road to the R-1-6 (Single-Family Residential) zoning district.

EXECUTIVE SUMMARY

The applicant has submitted an application requesting to Prezone two parcels for annexation into the City. The two parcels, located along the south of Badger Road and the west corner of Middle Rincon Road, are proposed to be Prezoned to the R-1-6 (Single-Family Residential) zoning district consistent with the General Plan land use designation of Low-Density Residential. Each parcel currently contains one single-family dwelling unit with accessory structures. No development is proposed at this time.

Prezoning allows the City to identify and establish the appropriate zoning districts for parcels that have applied for annexation. The zoning districts assigned to the parcels through the Prezoning process go into effect at the time of annexation. The Sonoma County Local Agency Formation Commission (LAFCO) ultimately acts on the annexation request.

BACKGROUND

On March 8, 2019, an application for a Utility Certificate for 4646 Badger Road was submitted to the Planning and Economic Development Department.

On November 13, 2020, 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 LAFCO. Both parcels are located in an area 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 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 4646 Badger Avenue, and future annexation into the City limits.

On June 23, 2021, the Prezoning application was submitted for the subject properties.

On October 13, 2022, the Planning Commission adopted Resolution No. PC-2022-030, recommending to the Council Prezoning of the project parcels.

PRIOR CITY COUNCIL REVIEW

None.

ANALYSIS

The General Plan land use designation for 4646 Badger Road and 999 Middle Rincon Road is Low Density Residential, which allows a density range from 2 to 8 units per acre and is primarily intended for single family residential. The proposed annexation is consistent with General Plan Policy LUL-A-2: "Annex unincorporated land adjacent to city limits and within the Urban Growth Boundary (UGB), 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." Both properties proposed for prezoning are adjacent to the City limits and within the Urban Growth Boundary. Adequate water and sewer service are available in the area for both properties.

The proposed zoning for the both sites is R-1-6 (Single-Family Residential). The R-1 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multi-family projects, together with compatible accessory uses. The R-1 zoning district implements and is consistent with the Residential—Low Density land use designation of the General Plan.

The project involves a Prezoning application, which is the first step to annexation. Once Prezoned, LAFCO will consider annexation of the two parcels, which is contiguous to properties within City limits and inside the City's Urban Growth Boundary.

FISCAL IMPACT

This Prezoning action will not directly affect 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 15301, Existing Facilities, in that the project consists of two existing single-family residences with accessory structures in a residential zone, and the continued use of these residences and accessory structures does not involve any expansion of the existing use.
- CEQA Guidelines Section 15304(f), Minor Alterations to Land, in that the project will include minor trenching and backfilling for sewer and water extensions.
- CEQA Guidelines Section 15319(a), Annexations of Existing Facilities, in that the project is a prezoning for annexation of existing single-family residences developed to the density allowed under the proposed prezoning classification, and the extension of utility services to the existing residences would have the capacity to serve only the existing single-family residences.
- CEQA Guidelines Section 15183 in that no new development is being proposed and the proposed pre-zoning is consistent with the General Plan Land Use. 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 R-1-6 (Single-Family Residential) zoning district is consistent with the Low-Density land use designation, which allows 2 to 8 units per acre. The 2009 EIR looked at land use consistency and compatibility, housing, transportation and circulation, air quality and climate change, noise, biological resources, utility and service systems, hydrology and water quality, public services, cultural resources, visual resources, open space and agriculture, geology, energy, and parks and recreation. The prezoning of the existing uses are consistent with the General Plan density and there are no project specific impacts peculiar to the project or the site that were not already analyzed in the EIR or would require additional analysis.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On October 13, 2022, a public hearing was held before the Planning Commission. Following the public hearing, the Planning Commission voted (6 ayes, 1 absent) to approve Resolution No. PC-2022-030, recommending to the Council approval of the proposed prezoning.

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

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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.

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
Attachment 6: Planning Commission Resolution No. PC-2022-030
Ordinance

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