

RESOLUTION NO PC-2022-031

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERTY LOCATED AT 1600 MANZANITA AVENUE INTO THE RR-40-SR (RURAL RESIDENTIAL – SCENIC ROAD COMBINING DISTRICT) ZONING DISTRICT; FILE NO. ANX21-002

WHEREAS, on October 14, 2021, an application for a Utility Certificate was submitted for the property located at 1600 Manzanita Avenue, Assessor's Parcel No. 181-030-005, requesting connection to the Santa Rosa City sewer system to connect an existing single-family residential unit due to a septic tank failure on site; and

WHEREAS, on December 16, 2021, a Prezoning application requesting that 1600 Manzanita Avenue be prezoned for annexation into the City of Santa was submitted to the Planning and Economic Development Department; and

WHEREAS, on December 30, 2021, the Utility Certificate application was approved with a condition that the applicant submit an application for annexation to the City within 90 days of approval of the Utility Certificate; and

WHEREAS, on October 13, 2022, 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 placed on the annexation area at 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 1600 Manzanita Avenue is Very Low Density Residential, and this designation was reviewed as part of the Santa Rosa General Plan 2035 Environmental Impact Report (EIR), adopted by City Council Resolution No. 27509, dated November 3, 2009, in compliance with the California Environmental Quality Act (CEQA), and the proposed prezoning to RR-40-SR (Rural Residential – Scenic Road Combining District) zoning district is consistent with the respective General Plan land use designation; and

NOW, THEREFORE, BE IT RESOLVED, that based on the evidence presented and the records and files herein, and pursuant to 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 that the RR-40-SR (Rural Residential – Scenic Road Combining District) zoning district is an implementing zoning district for

Very Low-Density Residential land use designation. General Plan Policy LUL-A-2 encourages annexation of unincorporated land adjacent to City limits and within the Urban Growth Boundary, when the proposal is timely and only if adequate services are available. Because the property proposed for rezoning is surrounded by properties within City limits, City staff has determined the proposed rezoning and subsequent annexation of the subject property is a logical extension of the City limits and services; and

- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that rezoning to the RR-40-SR (Rural Residential – Scenic Road Combining District) zoning district is consistent with the General Plan land use designations of Very Low-Density Residential, which allows single-family residential uses. This land use designation was considered in the General Plan 2035, which was adopted by Council in 2009. Additionally, the parcel is currently developed with a single-family dwelling unit and a residential accessory structure, and no further development is being proposed at this time; and
- C. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code. The RR-40-SR (Rural Residential – Scenic Road Combining District) zoning district implements the Very Low-Density Residential land use of the General Plan, and any new development on the subject property would be required to be in compliance with any standards listed in the Zoning Code; and
- 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 classification and anticipated land uses/development in that no development is being proposed at this time; and
- E. 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 rezoning is consistent with the General Plan. The Very 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 rezoning to the RR-40-SR (Rural Residential – Scenic Road Combining District) zoning district is consistent with the 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 rezoning classification, and the extension of utility services to the existing facilities would have a capacity to serve the existing facilities.

BE IT FURTHER RESOLVED that the rezoning is subject to each of the following conditions:

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.
2. Fire Department access shall be maintained to all structures.
3. Property shall comply with City Weed and Rubbish Abatement Ordinance requirements.
4. Addressing shall be clearly visible from the street for identification of the property
5. The Applicant shall obtain a Septic Tank Destruction Permit from the Well and Septic Division of the Permit and Resource Management Division (Permit Sonoma) prior to disconnecting the existing structure(s). The existing septic tank(s) shall be destroyed in accordance with the requirements of the County of Sonoma's Onsite Wastewater Treatment System Manual.
6. Once the annexation has been approved by City Council an annexation map and legal description prepared by a licensed land surveyor shall be submitted to PED Engineering for review and approval

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the evidence presented and the above findings, recommends to the City Council the approval and adoption of the rezoning of property located at 1600 Manzanita Avenue, described as Assessor's Parcel Number 181-030-005 to the RR-40-SR (Rural Residential – Scenic Road Combining District) zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 13th day of October 2022 by the following vote:

AYES: (6) Chair Weeks, Vice Chair Peterson, Commissioner Cisco, Commissioner Carter, Commissioner Holton, Commissioner Okrepkie

NOES: (0)

ABSTAIN: (1) Commissioner Duggan

ABSENT: (0)

APPROVED: *Karen Weeks*
[Karen Weeks \(Nov 19, 2022 16:27 PST\)](#)
KAREN WEEKS, CHAIR

ATTEST: *Clare Hartman*
CLARE HARTMAN, EXECUTIVE SECRETARY








PC-2022-031

Final Audit Report

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