

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: CHRISTIAN CANDELARIA, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: WINKLER ANNEXATION – PREZONING OF PROPERTY
LOCATED AT 1600 MANZANITA AVENUE

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 a property located at 1600 Manzanita Avenue (Assessor's Parcel No. 181-030-005) as Very Low-Density RR-40-SR (Rural Residential Scenic Road Combining District) Zoning District.

EXECUTIVE SUMMARY

The applicant submitted an application 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.

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

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. As a result, on October 14, 2021, an application for a Utility Certificate 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 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 13, 2022, the Planning Commission adopted Resolution No. PC-2022-031 recommending that City Council adopt an ordinance to pre-zone the property into the RR-40-SR (Rural Residential Scenic Road Combining District) zoning district.

PRIOR CITY COUNCIL REVIEW

None.

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, 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 15301, Existing Facilities, in that the project consists of one existing single-family residence with an accessory structure in a residential zone, and the continued use of the residence and the accessory structure 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 pre-zoning for the annexation of an existing single-family residence developed to the density allowed under the proposed pre-zoning classification, and the extension of utility services to the existing residence would have the capacity to serve only the existing single-family residence.
- 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 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 pre-zoning to the RR-40-SR ((Rural Residential – Scenic Road Combining District) zoning district is consistent with the Very Low-Density land use designation, which allows 0.2 to two 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 pre-zoning of the existing use is 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, the Planning Commission considered the proposal and voted (6 ayes, 1 absent) to approve Resolution No. PC-2022-031 recommending to Council approval and adoption of pre-zoning the property described as Assessor's Parcel No: 181-030-005 to the RR-40-SR (Rural Residential Scenic Road Combining District) zoning district.

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, and 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 for 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 are no unresolved issues related to this proposal.

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-2022-031

Ordinance: Pre-Zoning Ordinance – City Council

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