

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: GABE OSBURN, DIRECTOR OF PLANNING AND ECONOMIC
DEVELOPMENT
SUBJECT: POL ANNEXATION PREZONING

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 amend the Zoning Map for the property located at 5817 Highway 12 to the Rural Residential-Scenic Road-Resilient City (RR-20-SR-RC) zoning district, consistent with the Very Low Density Residential General Plan land use designation.

EXECUTIVE SUMMARY

The Pol Annexation Prezoning is a proposed Prezoning to Rural Residential-Scenic Road-Resilient City (RR-20-SR-RC) zoning district for a site currently developed with two single-family dwellings and accessory structures on a 3.18-acre site. The purpose of the annexation is to obtain City utilities to serve the existing development on the site. No new development or construction is proposed at this time.

BACKGROUND

The project involves a Prezoning 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. The property, located at 5817 Highway 12, is currently unincorporated and adjacent to properties within the City's limits. It is currently developed with two single-family dwellings on 3.18-acres. The purpose of the annexation is to obtain City utilities to serve the existing development on site. No new development or construction is proposed at this time.

1. Surrounding Land Uses

North: Single-Family Residential

South: Vacant
East: County - Single-Family Residential & Santa Rosa Creek
West: Single-Family Residential (Los Alamos Estates)

The subject parcel is located north of HWY 12, between Los Alamos Road and Melita Road. It is bounded by County rural residential uses to the north, south, and east, and the Los Alamos Estates subdivision to the west.

2. Existing Land Use – Project Site

The project site is currently developed with two single family residences, and Santa Rosa Creek runs along the eastern boundary.

3. Project History

| | |
|-------------------|---|
| September 19,2023 | Application Submitted |
| November 10, 2023 | Notice of Application Distributed |
| April 11, 2024 | Planning Commission approved a resolution recommending that the Council to introduce an ordinance to adopt a prezoning ordinance for the project. |

PRIOR CITY COUNCIL REVIEW

See Project History section, above.

ANALYSIS

1. General Plan

The [General Plan](#) addresses issues related to the physical development and growth of Santa Rosa and guides the City's planning and zoning functions. The subject property is designated Very Low Density Residential which envisions a density range of 0.2 to 2 dwelling units per acre. The property is 3.18-acres and is developed with three single-family dwellings with a density of 1.06 dwelling units per acre. The applicant requests to Prezone the property to Rural Residential-Scenic Road Combining District-Resilient City Combining District (RR-20-SR-RC). The RR Rural Residential Zoning District implements the Very Low Density General Plan designation.

The most relevant applicable General Plan goals and policies, with Staff's analysis, are included in the table below.

| 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. | Consistent. The subject property is adjacent to City jurisdiction and is located within the Urban Growth Boundary and the City’s Sphere of Influence. The property is developed within the allowable density permitted by the Very Low Density General Plan designation. Adequate water and sewer service are available in the area for the property. |
| LUL-A-3: Require development in county areas within the Santa Rosa Urban Growth Boundary to be built to City of Santa Rosa standards to ensure consistency upon annexation. | Consistent. The purpose for requesting this prezone and annexation is to allow the existing developed parcel to obtain necessary City utilities. No new development is proposed. |
| T-G: Identify, preserve, and enhance scenic roads throughout Santa Rosa in both rural and developed areas. | Consistent. The prezoning meets the goal and policy of the General Plan by identifying this parcel as Scenic Road for its location along Highway 12. |

2. Other Applicable Plans

The property’s easterly property line is bound by the Santa Rosa Creek, Reach 1. This portion of the Santa Rosa Creek can be found illustrated on the Oakmont 2 map, found within the [Citywide Creek Master Plan](#). The Citywide Creek Master Plan describes this reach of Santa Rosa Creek as a “Natural Creek,” since most of this reach is natural with aquatic habitat consisting of pools and riffles, shelter provided by boulders, roots, and undercut banks, and good stream canopy cover. This reach supports steelhead trout. This reach of Santa Rosa Creek is recommended for preservation, due to its value as fish and wildlife habitat. Enhancement including removal of invasive species and replanting with natives is also recommended. As previously stated, no new construction is proposed on the subject property. Creekside development requirements will apply to any future development, as applicable.

3. Zoning

Implementing Zoning District

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the

City. The applicant requests to Prezone to Rural Residential (RR-20), and has submitted a Prezoning application in accordance with Zoning Code [Section 20-64.060](#). RR is an implementing zoning district of the Very Low Density Residential General Plan land use designation (see [Section 20-20.020 Zoning Map and zoning districts](#)). The -20 portion of the proposed base zoning district reflects the minimum lot size required for the district, which is 20,000 square-feet. Should the applicant request to subdivide the property in the future, a minimum lot size of 20,000 square-feet would be required for each proposed new lot.

Combining Districts

Scenic Road (-SR) Combining District

Highway 12 (Calistoga Road to Oakmont) is a designated scenic road in [Section 20-28.050 Scenic Road \(-SR\) combining district](#). Scenic characteristics consist of the picturesque views of the surrounding hills from the valley floor as one enters and leaves Santa Rosa. The area has a semi-rural character due to the variations in development patterns consisting of rural homes on large lots and suburban subdivisions separated by open pasture. The highway has a boulevard character due to the urban improvements with a landscaped median. As the highway leaves Santa Rosa, the character changes to a rural highway. The Scenic Road Combining District will require that any future development adhere to the additional development standards.

Resilient City (-RC) Combining District

The -RC combining district is intended to facilitate the reconstruction and resilience of areas within the Santa Rosa City limits that were impacted by the Tubbs and Nuns fires of October 2017 and the Glass Fire of 2020 (Disasters). The property is adjacent to the "Skyhawk area," which was impacted by the Glass Fire, and consists of residential parcels generally bounded by Sunhawk Drive to the north; San Ramon Way, Great Heron Drive, and Los Alamos Road to the west; Los Alamos Road and Melita Road to the east; and Melita Road to the south, as depicted in Figure 2-24, Skyhawk Area. Residential parcels generally bounded by Sunhawk Drive to the north; San Ramon Way, Great Heron Drive, and Los Alamos Road to the west; Los Alamos Road and Melita Road to the east; and Melita Road to the south, as depicted in [Figure 2-24, Skyhawk Area](#).

Zoning Map Amendment Required Findings

The following findings are required for approval of the Prezoning.

A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan.

In accordance with [Section 20-22.020\(B\)](#), 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 maximum allowable density ranges from 0.2 to two dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RR map symbol ([see Section 20-22.040](#)). The RR zoning district implements and is consistent with the Residential—Very Low Density land use classification of the General Plan. The requested RR-20 Zoning District permits 20,000-square-foot lot sizes. General Plan Section 1-2 requires that the General Plan be internally consistent; therefore, a proposed amendment to a zoning district that is consistent with a General Plan land use designation and implements that land use designation would be consistent with the goals and policies of all elements of the General Plan.

The proposed project site is not subject to a specific plan.

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed RR-20-SR-RC zoning district would be consistent with the Very Low Density Residential General Plan land use designation. The RR-20 zoning district would permit 20,000-square-foot parcels. The applicant is seeking annexation in order to connect to City utilities for the three single-family dwellings developed on the site. No development is currently proposed.

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

See the Environmental Impact section below.

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 designations and anticipated land uses/developments.

The property has direct access to HWY 12. The proposed zoning designation is consistent with the General Plan designation and the existing development is consistent with the RR-20-SR-RC Zoning District. The site is surrounded by low density and rural residential development.

4. Summary of Public Comments

Planning staff received several inquiries regarding the proposed project, but no concerns were raised once staff explained the proposal.

FISCAL IMPACT

Approval of this action does not have a fiscal impact 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 two existing single-family residences and accessory structures 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 prezoning for the annexation of two single-family residences developed within density range allowed under the proposed prezoning Zoning District classification, and the extension of utility services to the existing residence would have the capacity to serve the site.
- CEQA Guidelines Section 15183 in that no new development is being proposed and the proposed prezoning 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 prezoning to the RR-20-SR-RC (Rural Residential-Scenic Road Combining District-Resilient City 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 prezoning 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 April 11, 2024, the Planning Commission, by resolution, recommended that the City Council adopt a Prezoning ordinance to amend the Zoning Map for the subject parcel to

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the RR-20-SR-RC (Rural Residential-Scenic Road Combining District-Resilient City 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 occupants, 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 – Neighborhood Context Map
- Attachment 3 – Annexation Map
- Attachment 4 – Legal Description
- Attachment 5 – Public Service Plan
- Attachment 6 – Zoning Land Use Map
- Attachment 7 – Assessor's Parcel Map
- Attachment 8 – Planning Commission Resolution, April 11, 2024
- Ordinance

PRESENTER

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