

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
SUBJECT: CALISTOGA COTTAGES APPEAL  
STAFF PRESENTER: SUSIE MURRAY, CITY PLANNER  
COMMUNITY DEVELOPMENT DEPARTMENT

AGENDA ACTION: ORDINANCE

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ISSUE(S)

Should the City Council, introduce an ordinance to rezone of the property located at 408 Calistoga Road from RR-40 (Rural Residential) to R-1-6 (Single Family Residential) to be consistent with the General Plan land use designation for the site?

BACKGROUND

1. Surrounding Land Uses

North: Single Family Residential (Very Low Density and Low Density Residential)  
South: Elementary School (Public/Institutional)  
East: Single Family Residential (Low Density Residential)  
West: Single Family Residential (Low Density Residential)

2. Existing Land Use – Project Site

The subject site is currently developed with an approximately 1,630-square foot single family home built in 1952.

3. Site History

In 1999, the property and surrounding neighborhood was annexed into Santa Rosa.

In 2005, the properties directly north and east, and continuing east along Monte Verde Drive were rezoned to the RR-20 zoning district.

On October 1, 2013, an application for General Plan Amendment was submitted to Community Development.

On October 30, 2013, a neighborhood meeting was held to introduce the Calistoga Cottages subdivision.

On December 10, 2013, the Rezoning and Tentative Parcel Map applications were submitted to the Community Development Department.

On December 18, 2013, a Notice of Application was mailed.

On May 23, 2014 a Mitigated Negative Declaration was posted; comment period ending on June 22, 2014.

On June 26, 2014, the Planning Commission approved (5-0-2) four resolutions, as shown below:

- a. Adopting a Mitigated Negative Declaration, Resolution No. 11676;
- b. Recommending to the City Council approval of a General Plan Amendment changing the designated land use from Very Low Density to Low Density residential, Resolution No. 11677;
- c. Recommending to the City Council approval of a request to rezone the 0.99-acre parcel from RR-40 (Rural Residential) to R-1-6 (Single Family Residential), Resolution No. 11678; and
- d. Approving a Tentative Parcel Map, Resolution No. 11679.

On July 7, 2014, an appeal application was submitted to the City Manager's Office.

On September 16, 2014, the City Council held a public hearing regarding the appeal and Calistoga Cottages subdivision. The City Council made a motion to deny the appeal and adopt a Mitigated Negative Declaration for a General Plan Amendment from Very Low Density Residential to Low Density Residential, rezoning from RR-40 (Rural Residential) to R-1-6 (Single Family Residential), and a Tentative Parcel Map to subdivide a 0.99-acre parcel into four single family residential lots for the property located at 408 Calistoga Road. The motion failed 3-4. The Council directed staff to return at a future meeting with a resolution granting the appeal and denying the Calistoga Cottages project.

On September 23, 2014, Council Member Wysocky requested the Council reconsider its intension to grant the appeal and deny the Calistoga Cottages project due to information brought up late in the discussion at the September 16, 2014 meeting stating he thought the project warranted additional consideration. The Council voted in favor of the reconsideration 4-2 with one Council Member absent.

On November 18, 2014, the City Council held a public hearing to reconsider the Calistoga Cottages subdivision and, with a vote of 5-2-0, approved three resolutions and introduced one ordinance:

- a. Denying the appeal and adopting a Mitigated Negative Declaration, Resolution No. 28580;
- b. Denying the appeal and approving a General Plan Amendment from Very Low Density Residential to Low Density Residential, Resolution No. 28581;
- c. Denying the appeal and introducing an ordinance to rezone from RR-40 (Rural Residential) to R-1-6 (Single Family Residential); and
- d. Denying the appeal, adding two conditions to require hand trenching around trees and screening along the north property line, and approving a Tentative Parcel Map, Resolution No. 28582.

Action “a”, “b”, and “d” were effective immediately; action “c” required a second reading.

On December 2, 2014, during the second reading of the ordinance to rezone the subject site from RR-40 to R-1-6, the motion failed 3-3 with one Council member absent. The Council directed staff to reschedule the rezoning ordinance for consideration and action at a future meeting.

4. Project Description

Rezone the 0.99-acre site from RR-40 to R-1-6 to be consistent with the recently adopted Low Density Residential land use designation of the General Plan. Residential.

ANALYSIS

1. Pursuant to City Charter Section 51 and Government Code Sec 65860(c) the Zoning Code must be consistent with the General Plan. On November 18, 2014, the City Council amended the General Plan land use designation to Low Density Residential. The subject rezoning is necessary to implement that designation.

2. General Plan

The General Plan land use designation for the site is Low Density Residential, which allows 2.0-8.0 units per acre.

Surrounding land use designations:

North: Very Low Density Residential  
South: Public/Institutional  
East: Very Low Density Residential  
West: Low Density Residential

3. Zoning

The current zoning, RR-40, requires a minimum lot size of 1-acre (maximum density 1 unit/acre) which is below the density required by the General Plan land use.

Surrounding zoning districts include:

North: RR-20 (rural residential)

South: RR-40 (Sequoia Elementary School)

East: RR-20 (rural residential)

West: R-1-6 (single family residential)

The following Zoning Code Sections are applicable to the project:

20-22.020(B) Purposes of the residential zoning districts - The R-1 zoning districts apply 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 districts implement and are consistent with the Low Density Residential land use classification of the General Plan.

20-64.050 Findings - An amendment to the Zoning Map may be approved only if all of the following findings are made, as applicable to the type of amendment.

1. Findings required for all Zoning Code/Map amendments:

- The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan;
- The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
- 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 use/developments.

Staff Response: The rezoning from RR-40 to R-1-6 will reduce the minimum lot size from one acre to 6,000 square feet consistent with the General Plan land use designation for the site. All required findings have been made and are included in the draft ordinance.

4. Environmental Review

A Mitigated Negative Declaration for the Calistoga Cottages Subdivision was adopted by the City Council on November 18, 2014. The scope of the Initial Study included rezoning the subject site from RR-40 to R-1-6.

5. Comments/Actions by Other Review Boards/Agencies

N/A

6. Neighborhood Comments

No public comments have been received since November 18, 2014.

7. Public Improvements/On-Site Improvements

N/A

8. Issues

None.

RECOMMENDATION

It is recommended by the Department of Community Development that the Council introduce an ordinance to rezone of the property located at 408 Calistoga Road from RR-40 (Rural Residential) to R-1-6 (Single Family Residential) to be consistent with the General Plan land use designation for the site.

Author: Susie Murray

Attachments:

- Attachment 1 – City Council Minutes from November 18, 2014
- Attachment 2 – Planning Commission Minutes from June 26, 2014
- Attachment 3 – Planning Commission and City Council Resolutions
- Attachment 4 – Aerial and Location Map
- Attachment 5 – General Plan Land Use and Zoning Maps
- Attachment 6 – Disclosure Form