

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
SUBJECT: PREZONE 4200 & 4224 SONOMA HIGHWAY FOR ANNEXATION

AGENDA ACTION: INTRODUCE ORDINANCE

RECOMMENDATION

It is recommended by the Planning Commission and Planning and Economic Development Department that the Council introduce an ordinance to prezone the properties located at 4200 and 4224 Sonoma Highway into the CG (General Commercial) zoning district as required for annexation into the City of Santa Rosa.

EXECUTIVE SUMMARY

The properties located at 4200 and 4224 Sonoma Highway make up a two-parcel County island, completely surrounded by properties within the City limits. The Council is being asked to approve rezoning the two parcels into the CG (General Commercial) zoning district, which is consistent with the area's General Plan land use designation of Retail and Business Services. The action will allow the County island to be annexed into City limits.

BACKGROUND

On August 8, 2019, the Planning Commission (Commission) approved the Recess Self-Storage (mixed-use development) project, subject to Council's approval of the rezoning. The project includes subdividing the property located at 4224 Sonoma Highway into three individual parcels. Lot 1 is approved to be developed with a four-story, 124,000-square foot self-storage facility; Lot 2 with an eight-unit residential structure overlooking the Santa Rosa Creek Trail, and Lot 3 with a six-unit residential structure adjacent to existing residential development to the west. In addition to the recommendation that Council prezone the two-parcel County island, the Commission approved a Mitigated Negative Declaration, Tentative Map, Hillside Development, minor Conditional Use Permit. A copy of the approved Tentative Map/Development Plan and renderings are attached to this report.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. Prezoning for Annexation

City Code, Title 19, sets forth the regulations pertaining to Tentative Maps. City Code Chapter 19-04 discusses the subdivision of property outside City limits and provides that Tentative Maps for proposed subdivisions of land outside the City boundaries may be reviewed and approved according to procedures and subject to standards contained in this title, provided such approval is, among other conditions, subject to annexation of the property prior to filing the final map.

The project involves a Prezoning application, which is the first step to annexation. Once prezoned, the Sonoma Local Agency Formation Commission (LAFCO) will consider annexation of the two-parcel County island into the City. Pursuant to City Code Section 19-04.100, the Recess Self-Storage Final Map cannot be recorded, nor may any project-related improvements be constructed, prior to completion of the annexation.

2. General Plan

The approved development project at 4224 Sonoma Highway furthers several goals of the General Plan as shown in the attached staff report prepared for the Planning Commission. The General Plan land use designation for the area proposed for annexation is Retail and Business Services which allows retail and service enterprises, offices and restaurants. Housing is also permitted. The following General Plan policy is applicable to the prezoning:

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.

The development site is one of two contiguous parcels that make up a County island. Because State law prohibits the creation of a new County island through annexation, both parcels must be annexed into the City. Both property owners are in favor of the annexation. No physical development is proposed at 4200 Sonoma Highway.

3. Zoning

The project has been found in compliance with the Zoning Code, for which a detailed discussion may be found in the attached staff report prepared for the Commission.

4. Design Guidelines

All proposed structures require Design Review, which will be considered by the Design Review Board.

5. Neighborhood Comments

No comments have been received regarding the annexation of the two subject properties into City limits.

6. Public Improvements/On-Site Improvements

Engineering Development Services has provided a comprehensive list of required improvements which are detailed in the Development Advisory Committee (DAC) Report, dated July 23, 2019 (attached to the Planning Commission Resolution No. 11974). Highlights include:

- An easement for a City well site that will provide an emergency water source.
- The extension of Streamside Drive to Sonoma Highway;
- An easement for the new sewer trunk line.

FISCAL IMPACT

Approval of this action will not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study (IS) was prepared which resulted in a Mitigated Negative Declaration (MND). The draft MND was circulated for a 30-day public comment period commencing July 2, 2019. On August 8, 2019, the Commission adopted the MND with Resolution No. 11972.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On August 8, 2019, the Commission adopted Resolution No. 11973 recommending to Council rezoning of a two-parcel County island located at 4200 and 4224 Sonoma Highway.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66 (amended by Council Ordinance No. CC-ORD-2019-003, dated April 9, 2019), all required public noticing was done, including the installation of two public hearing signs at the Project site, a mailed Notice of Public Hearing to property owners and occupants within 600 feet of the Project site, and a Notice of Public Hearing published in the Press Democrat.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location and Neighborhood Context Maps
- Attachment 3: Tentative Parcel Map, prepared by BKF Engineers, dated July 18, 2019
- Attachment 4: Renderings, provided by applicant, and Conceptual Landscape Plan, prepared by HWA
- Attachment 5: Planning Commission Staff Report, Meeting Minutes and Resolutions, from August 8, 2019
- Ordinance: Prezoning

CONTACT

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