

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: SEBASTOPOL ROAD REZONE (Continued from August 18, 2020,
Regular Meeting)

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 rezone the properties located at 3991 and 3995 Sebastopol Road into the R-1-6 (Single-family Residential) zoning district for General Plan consistency.

EXECUTIVE SUMMARY

The Sebastopol Road Rezone project (Project) proposes to rezone two parcels located at 3991 and 3995 Sebastopol Road from the RR-40 (Rural Residential) zoning district to the R-1-6 (Single-family Residential) zoning district consistent with the General Plan land use designation of Low Density Residential and Low Density Residential/Open Space. No development is proposed at this time.

BACKGROUND

1. Surrounding Land Uses

North: Highway 12 and Low Density Residential (2-8 units per acre); currently developed with single-family residential uses;

South: Low Density Residential; currently developed with single-family uses or vacant property;

East: Medium Density Residential (8-18 units per acre) and Retail & Business Services/Medium Density Residential; currently developed with commercial uses; and

West: Low Density Residential; currently developed single-family residential uses.

2. Existing Land Use – Project Site

The property at 3991 Sebastopol Road is currently undeveloped and being used for animal grazing with several small temporary structures.

The property at 3995 Sebastopol Road is currently developed with commercial uses.

3. Project History

On April 19, 2018, the Project applications were submitted. The original proposal was to change the General Plan land use designation to Medium Density Residential and rezone to the R-3-18 (Medium Density Residential) zoning district for the property at 3991 Sebastopol Road only.

On January 1, 2019, Assembly Bill 3194 went into effect, which prohibits a city or county from requiring a rezoning for housing projects to achieve general plan consistency. The applicants were made aware of this legislation and have opted to pursue the rezoning of the properties regardless.

On April 8, 2019, the Project scope was revised to include the property at 3995 Sebastopol Road, eliminate the General Plan Amendment, and rezone both properties to the R-1-6 (Single-family) zoning district to be consistent with the current General Plan land use designation of Low Density Residential/Low Density/Open Space.

On November 20, 2019, a Neighborhood Meeting was held. No one from the public attended.

On May 28, 2020, the Planning Commission approved Resolution No. 12013 recommending that Council rezone for General Plan consistency.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan land use designation for both properties is Low Density Residential and Low Density Residential/Open Space, which allows development at a density of two-eight units per acre. The following General Plan policy is

REZONE THE PROPERTIES AT 3991 AND 3995 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL.

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applicable to this project:

H-C-3 Require projects requesting residential General Plan amendments to rezone for General Plan consistency.

2. Zoning

Both properties are within the RR-40 zoning district, which requires a minimum lot size of one acre and is in conflict with the General Plan land use designation, which requires residential development at a density of two-eight units per acre.

The properties are also within the Sebastopol Road Corridor Priority Development Area, making future development proposals eligible for streamlining measures set forth in Zoning Code Chapter 20-16, Resilient City Development Measures.

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). Pursuant to CEQA Guidelines Section 15183, because it is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified by Council in 2009, any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.

No further environmental review is necessary for the Project as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

At its meeting on May 28, 2020, the Planning Commission reviewed the Project and approved Resolution No. 12013 recommending that Council rezone the subject properties consistent with the General Plan land use designation.

NOTIFICATION

In July 2020, all required public noticing was done, including the installation of a public hearing sign 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

REZONE THE PROPERTIES AT 3991 AND 3995 TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT CONSISTENT WITH THE GENERAL PLAN LAND USE DESIGNATION OF LOW DENSITY RESIDENTIAL.
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published in the Press Democrat.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Project Description (application and Zoning & Existing Land Use Map exhibit, prepared by BC Engineering Group, Inc., dated April 27, 2019)
- Attachment 5: Planning Commission Resolution 12013, dated May 28, 2020
- Ordinance

CONTACT

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