

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: PATRICK STREETER, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: BALDI CORNER ANNEXATION PREZONING - 43, 77, AND 91
MIDDLE RINCON ROAD & 4785, 4801, 4847, AND 4865
HIGHWAY 12 – FILE NO. ANX17-003

AGENDA ACTION: ORDINANCE INTRODUCTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department and the Planning Commission that the Council, by resolution, introduce an ordinance to Prezone the properties located at 43, 77, and 91 Middle Rincon Road and 4785, 4801, 4847, and 4865 Highway 12 to the R-1-6 (Single-family Residential) and CG (General Commercial) zoning districts to accommodate the proposed Baldi Corner annexation.

EXECUTIVE SUMMARY

This project includes Prezoning of 9 parcels to accommodate a 7.9-acre annexation of the existing County island near the intersection of Middle Rincon Road and Highway 12. The requested zoning districts, R-1-6 and CG, are consistent with existing development, the Sonoma County General Plan, and the City of Santa Rosa General Plan and all parcels are within the City of Santa Rosa Urban Growth Boundary. No new development or construction 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

1. Project Description

The project consists of the Prezoning of nine parcels located northwest of the intersection of Middle Rincon Road and Highway 12. The project parcels

represent the entirety of a County island, an area of unincorporated Sonoma County jurisdiction surrounded entirely by properties within the City of Santa Rosa, within the City of Santa Rosa's Urban Growth Boundary (UGB) and Sphere of Influence.

Three of the project parcels, located at 43 Middle Rincon Road, 4847 Highway 12, and 4865 Highway 12, will be incorporated into the CG (General Commercial) zoning district at the time of annexation. The remainder of the parcels will enter into the R-1-6 (Single-family Residential) district. These two zoning districts are consistent with and implement the Retail and Business Services and the Low Density Residential land use designations, respectively, in the City's General Plan.

2. Surrounding Land Uses

North: Single-family residential
South: Highway 12 corridor, commercial beyond
East: Commercial and single-family residential
West: Commercial and single-family residential

The project parcels represent a Sonoma County island, completely surrounded by properties within the City of Santa Rosa. Development to the north and west is primarily residential, with varied lot sizes and density. There is a multi-tenant commercial parcel immediately west of the project parcels along Highway 12, which includes office uses. The project parcels front along Highway 12 to the south. Development across Highway 12 is primarily commercial in nature, though at least one single-family home is also present.

To the east of the project parcels, development includes single-family homes, a school, a church, and commercial development along Highway 12. The Santa Rosa Creek corridor is located approximately 500 feet to the south and the Austin Creek corridor is located approximately 500 feet to the north.

3. Existing Land Use – Project Site

The nine parcels that make up the annexation rezoning area have frontages along Middle Rincon Road on the east and Highway 12 on the south. Collectively, the project parcels, which are contiguous with each other, cover approximately 7.9 acres in land area. Seven of the parcels have been developed with residential or commercial uses and two of the parcels are vacant. Two of the parcels have been connected to Santa Rosa water and sewer; the other developed parcels are serviced by well and septic. Contiguous sidewalk has been installed along the entire Middle Rincon Road project frontage and continues around to the Highway 12 frontage. The sidewalk terminates approximately 120 feet west of the Middle Rincon Road/Highway 12 intersection.

4. Project History

On April 20, 2016, a Neighborhood Meeting was held to discuss a potential project, not within the scope of this Prezoning action for the properties at the corner of Middle Rincon Road and Highway 12. Many of the property owners in the project area were present at the meeting.

On February 7, 2017, an application for an Annexation Prezoning was submitted to the Department of Planning and Economic Development. No development project is presently proposed for the annexation parcels.

On August 24, 2017, following a public hearing on the matter, the Planning Commission adopted Resolution No. 11846, recommending to the Council Prezoning of the project parcels.

On January 30, 2018, the scheduled public hearing on the Annexation Prezoning was continued by the Council to a future date pursuant to a request by the applicant representative to document change in ownership of several of the project parcels.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The three parcels at the corner of Middle Rincon Road and Highway 12 are identified as Retail and Business Services in the General Plan Land Use Diagram. This land use designation envisions retail and service enterprises, offices, and restaurants. General Plan policies for this designation call for neighborhood serving commercial uses that satisfy the needs of people who live and work in Santa Rosa, as well as attract a regional clientele. The remaining six project parcels are designated for Low Density Residential (2-8 units/acre) development by the General Plan. This designation is intended primarily to accommodate detached, single-family dwelling units, but attached and multi-family units may be permitted.

The proposed annexation is consistent with General Plan Policy LUL-A-2: “Annex unincorporated land adjacent to city limits and within the Urban Growth Boundary (UGB), 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 Prezoning proposed would

apply zoning districts to the annexation parcels that implement the existing General Plan land use designations. The project parcels comprise the entirety of a County island that is within the UGB, within the City's Sphere of Influence, and that has City services readily available.

2. Zoning

The proposed zoning for the project parcels within the Retail and Business Services general plan land use designation area is CG (General Commercial). This type of district supports a broad range of retail and service uses serving businesses and residents throughout the City and region.

The proposed zoning for the project parcels within the Low Density Residential general plan land use designation area is R-1-6 (Single-family Residential). The R-1 zoning district is applied 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 proposed Prezoning is generally consistent with existing development on the parcels and will appropriately implement the General Plan for development in the future.

3. Neighborhood Comments

No written comments have been received relating to the proposed Prezoning. At the August 24, 2017, Planning Commission public hearing, one neighbor spoke in opposition to the Prezoning, stating that he felt he had not been adequately involved in setting the General Plan designation for his property.

4. Public Improvements/On-Site Improvements

Because no development project is proposed, no public or on-site improvements are included in this Prezoning action.

FISCAL IMPACT

This Prezoning action will not directly affect the General Fund.

ENVIRONMENTAL IMPACT

The project has been reviewed pursuant to the California Environmental Quality Act (CEQA). Under CEQA Guidelines Section 15183, the proposed zoning is consistent with the densities established in the Santa Rosa General Plan 2035, for which an Environmental Impact Report (EIR) was certified, and there are no project-specific

impacts which are peculiar to the project or its site. No additional environmental review is required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On August 24, 2017, a public hearing was held before the Planning Commission. Following the public hearing, the Planning Commission voted (6 ayes, 1 absent) to approved Resolution No. 11846, recommending to the Council approval of the proposed Prezoning.

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, 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.

Because the January 30, 2018, public hearing was continued to a date uncertain, the item was re-noticed.

ATTACHMENTS

- Attachment 1 - Disclosure Form
- Attachment 2 - Location Map
- Attachment 3 - General Plan/Zoning Map
- Attachment 4 - Project Description, dated received February 7, 2017
- Attachment 5 - Proposed Annexation Area Maps
- Attachment 6 - Annexation Consent Form
- Attachment 7 - Public Services Plan, prepared by Robertson Engineering, Inc. and dated received February 7, 2017
- Attachment 8 -Comments from Sonoma Local Agency Formation Commission, dated March 9, 2017
- Attachment 9 - Comments from Sonoma County Permits and Resource Management Department, dated received March 24, 2017
- Attachment 10 - Planning Commission Minutes, August 24, 2017
- Attachment 11 - Planning Commission Resolution No. 11846
- Attachment 12 - Change of ownership letter, from Buffy Hong, 7-Eleven, Inc., dated February 26, 2018
- Ordinance

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