

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: ANDREW TRIPPEL, CITY PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: APPLICATION FOR REZONING FROM RR-40 (RURAL  
RESIDENTIAL) TO RR-20 (RURAL RESIDENTIAL) TO ALLOW  
SUBDIVISION OF THE 1.77-ACRE PARCEL LOCATED AT 2375  
LOS OLIVOS ROAD – FILE NO. REZ17-009

AGENDA ACTION: ORDINANCE INTRODUCTION

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RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce an ordinance to rezone Assessor's Parcel No. 181-010-040 from the RR-40 Zoning District to the RR-20 Zoning District.

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EXECUTIVE SUMMARY

The project involves a rezoning of a single parcel from RR-40 (Rural Residential) zoning district to RR-20 (Rural Residential) zoning district required for subdivision of the parcel. No further development is proposed after subdivision of the site.

On January 11, 2018, the Planning Commission approved a resolution recommending to City Council rezoning of the property located at 2375 Los Olivos Road to the RR-20 zoning district.

BACKGROUND

1. Project Description

The applicant proposes rezoning of the property located at 2375 Los Olivos Rd. from RR-40 (Rural Residential) to RR-20 (Rural Residential), which is consistent with the Very Low Residential General Plan Land Use designation.

Existing site development includes primary and accessory dwelling units with accessory structures.

2. Surrounding Land Uses

North: Single family detached residential  
South: Single family detached residential  
East: Single family detached residential  
West: Single family detached residential

The project is surrounded on all sides by low density single family detached residential development on heavily wooded sites with varying slopes. Los Olivos Road intersects Montecito Avenue at the project frontage.

3. Existing Land Use – Project Site

The subject site is approximately 1.77 acres of improved land that includes two dwelling units and two accessory structures. The property was originally developed in 1955 with a primary dwelling unit, and additional development, including construction of a second dwelling unit, has taken place over the subsequent decades. All development occurred while the parcel was within Sonoma County jurisdiction. The property was pre-zoned RR-40 during its annexation into the City in 2004. Subdivision of the parcel would result in a Primary Dwelling Unit on each parcel with development of an Accessory Dwelling Unit permitted by right for each parcel. No further development of the site is proposed.

4. Project History

2004 – as part of the Northeast Santa Rosa Reorganization No. 1-03, the subject property was annexed as two parcels belonging to the current property owner. All parcels subject to the annexation were pre-zoned RR-40. Following annexation, a Lot Merger request was approved and when implemented resulted in the parcel for which this rezoning application is made.

June 28, 2017 – a Pre-application Neighborhood Meeting was held for the project. Two nearby property owners attended the meeting primarily to learn more about the proposed project. No objections to the project as proposed were recorded.

August 31, 2017 – the applicant submitted a Rezoning Application to rezone the property from RR-40 to RR-20.

January 11, 2018 – the Planning Commission held a public hearing at which it approved a recommendation to Council to rezone the subject site.

### PRIOR CITY COUNCIL REVIEW

None.

### ANALYSIS

#### 1. General Plan

The General Plan designation for the site is Very Low Density Residential, which allows residential development from 0.2 to 2.0 units per gross acre. This density range accommodates rural and hillside developments within the Urban Growth Boundary (UGB) and is intended for single family detached units, but clustered single family attached and multifamily may be permitted. The parcels in the surrounding area share the same land use designation.

The proposed rezoning implements the General Plan's Very Low Density land use designation. In addition, the following General Plan goals and policies are applicable to the project:

#### **Land Use**

LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.

#### **Housing**

H-A Meet the needs of all Santa Rosa residents.

Based on review of the above goals and policies, it is staff's position that the proposed rezoning is consistent with the General Plan goals and policies. The proposal is consistent with the General Plan and generates an additional parcel for residential use in the City of Santa Rosa.

#### 2. Zoning

North: RR-40 (Rural Residential)

South: RR-20-SR (Rural Residential – Scenic Road)

East: RR20 and RR-40 (Rural Residential)

West: RR-40 (Rural Residential)

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The site is currently zoned RR-40 and is contiguous to parcels zoned RR-20-SR on its southern boundary. Other parcels in the immediate vicinity are zoned RR-20 as well. The remainder of the parcel is bordered by parcels zoned RR-40 as are other parcels fronting Montecito Road; however, the parcel gross square footage of most of these parcels is less than the minimum 40,000 gross square feet required by the RR-40 zoning district. The parcel subdivision requested by the applicant would create two lots that comply with current RR-20 standards.

3. Neighborhood Comments

A Pre-application Neighborhood Meeting was held on June 28, 2017. At that meeting, the property owner shared plans to rezone and subdivide the parcel. No comments impacting the project proposal were recorded.

4. Public Improvements/On-Site Improvements

No additional public improvements are required.

FISCAL IMPACT

Approval of this action does not have a direct impact on the General Fund.

ENVIRONMENTAL IMPACT

The proposed project has been found to be consistent with the Santa Rosa General Plan and complies with all Zoning Code requirements. Review of the project has revealed no significant environmental impacts which are peculiar to the parcel or to the project and which were not addressed in the General Plan Environmental Impact Report (EIR). There is no new information that shows that any environmental impacts will be more significant than as described in that EIR. Therefore, this action requires no further environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 21083.3 and Section 15183.

CEQA Section 21083.3 provides that if a proposed development project is consistent with the General Plan and an Environmental Impact Report (EIR) was certified with respect to that General Plan, environmental review “shall be limited to effects on the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report, or which substantial new information shows will be more significant than described in the prior environmental impact report.

CEQA Guidelines Section 15183 states that “projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review, except as

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might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” Section 15183, subd. (i) provides that a rezoning action consistent with the general plan does not require additional environmental review.

#### BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On January 11, 2018, the Planning Commission, by resolution, recommended the Council introduce and approve an ordinance to rezone Assessor's Parcel No. 181-010-040 from the RR-40 (Rural Residential) zoning district to RR-20 (Rural Residential) zoning district.

#### NOTIFICATION

The project was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. A Notice of Application and Notice of Public Hearing were mailed to all property owners within 400 feet of the project site, a public hearing sign was installed on site, and a notice was placed in the newspaper, and bulletin board postings at City Hall and on the City website. As of the time of this writing, no comments have been received by the Planning and Economic Development Department.

#### ISSUES

City staff has no unresolved issues with the project.

#### ATTACHMENTS

- Attachment 1 – Disclosure Form
- Attachment 2 – Location Map
- Attachment 3 – Neighborhood Context Map
- Attachment 4 – General Plan & Zoning Map
- Attachment 5 – Planning Commission Draft Minutes, dated January 11, 2018
- Attachment 6 – Planning Commission Rezone Draft Resolution No. 11872, dated January 11, 2018
- Ordinance – Rezoning (Draft)

#### CONTACT

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