

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: JESSICA JONES, SENIOR PLANNER  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
SUBJECT: ROSELAND AREA REZONING, PREZONING AND GENERAL  
PLAN LAND USE CLERICAL CORRECTIONS

AGENDA ACTION: RESOLUTION AND ORDINANCES

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RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Council, 1) by resolution, approve a change in General Plan land use designation from Low Density Residential to Very Low Density Residential for the properties located at 2028 and 2279 W. Hearn Avenue and an unaddressed parcel on W. Hearn Avenue identified as Assessor's Parcel Number 134-001-013, correcting a clerical error in the October 18, 2016 resolution adopting changes to the General Plan as part of the Roseland Area/Sebastopol Road Specific Plan, and 2) introduce two ordinances, one to prezone the W. Hearn Avenue County island to Rural Residential-Rural Heritage (RR-20-RH), and the other to rezone the properties located at 2046 and 2048 W. Hearn Avenue to RR-20-RH, correcting clerical errors in the October 25, 2016 ordinances that rezoned and prezoned parcels within the Specific Plan and Roseland Area Annexation boundaries.

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EXECUTIVE SUMMARY

On October 18, 2016 the City Council unanimously approved the Roseland Area/Sebastopol Road Specific Plan and associated amendments to the General Plan, Zoning Code and Bicycle and Pedestrian Master Plan, and certified a program level Environmental Impact Report. On October 25, 2016, following a second reading, the Council unanimously adopted ordinances amending the text of the Zoning Code and rezoning and prezoning parcels within the Specific Plan and Roseland Area Annexation boundaries, consistent with the General Plan and newly approved Specific Plan.

Subsequently, City staff discovered minor clerical errors in the General Plan land use amendment resolution table and the rezoning and prezoning ordinance tables. Specifically, three properties located on W. Hearn Avenue, which were intended to be included in the General Plan land use amendment from Low Density Residential to Very Low Density Residential, were inadvertently left off of the resolution table. Similarly, the

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newly created Rural Heritage (-RH) Combining Zoning District, which was intended to be applied to the W. Hearn Avenue County island and to two adjacent properties that have access off of W. Hearn Avenue, was inadvertently left off of the rezoning and prezoning ordinance tables. This action will correct these clerical errors.

### BACKGROUND

The Roseland Area/Sebastopol Road Specific Plan, which addresses land use, circulation and infrastructure needs for the area located around the Southside Bus Transfer Center in southwest Santa Rosa, was adopted by the City Council on October 18, 2016. As part of the project, and in order to implement the Specific Plan, the Council also amended the General Plan, Zoning Code and Bicycle and Pedestrian Master Plan, and rezoned and prezoned parcels consistent with the General Plan and Specific Plan.

The Roseland Area Annexation is the study of potential incorporation into the City of Santa Rosa of five unincorporated County islands in southwest Santa Rosa that total approximately 714 acres. Most of the annexation area is located within the Roseland Area/Sebastopol Road Specific Plan. The prezoning of parcels within the annexation boundaries is required for the City to apply to the Local Agency Formation Commission (LAFCO) for annexation of this area. The prezoning was adopted by the Council with the Specific Plan in October 2016,

The Council's approval of the Specific Plan and related amendments specifically included, among other elements, the following:

- General Plan land use designation amendment for the W. Hearn Avenue County island from Low Density Residential to Very Low Density Residential; and
- Zoning Code text amendment to add the new Rural Heritage (-RH) Combining District to the W. Hearn Avenue County island and two adjacent properties that have access off of W. Hearn Avenue, which was developed to address neighborhood concerns regarding the rural character in this area.

### **General Plan Amendment**

Resolution No. 28874, adopting the Specific Plan and approving General Plan Amendments, included a table with all of the proposed land use amendments for the area. Following adoption, staff discovered a clerical error in the land use table of that resolution. The following properties were inadvertently left out:

- 2028 W. Hearn Avenue, an approximately 3,800-square-foot, undeveloped site located at the western boundary of the W. Hearn Avenue County island;

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- 2279 W. Hearn Avenue, an approximately 5,200-square-foot parcel located at the easternmost bend in W. Hearn Avenue, which is used as part of a private access road for the parcels located on the north side of this section of W. Hearn Avenue; and
- An approximately 23,300-square-foot unaddressed parcel located on the north side of W. Hearn Avenue (in the center of the neighborhood), which provides pedestrian, bicycle and emergency vehicle access to Park Meadow Drive and the development to the north of the W. Hearn Avenue neighborhood.

### **Rezoning and Prezoning**

Ordinance No. 4076, which prezoned 1,606 properties within the Roseland Area Annexation boundaries, included a table with the prezone for each parcel. The intended prezone for the 49 parcels within the W. Hearn Avenue County island was Rural Residential-Rural Heritage (RR-20-RH). However, following adoption of the ordinance, staff identified a clerical error in the ordinance table. The -RH Combining Zoning District was inadvertently left off of the RR-20 prezoning. As a result, the W. Hearn Avenue County island was prezoned RR-20, rather than RR-20-RH.

Similarly, Ordinance No. 4075, which rezoned 190 properties consistent with the General Plan and Specific Plan, included a table with the rezone for each identified parcel. Two properties located adjacent to the W. Hearn Avenue County island and identified as 2046 and 2048 W. Hearn Avenue, which were already zoned RR-20 and receive access from W. Hearn Avenue, were intended to be included in the -RH Combining District. However, they were inadvertently left off of the ordinance table.

### **ANALYSIS**

Both the intended Very Low Density Residential General Plan land use designation and the RR-20-RH prezoning and rezoning for the W. Hearn Avenue area were discussed and analyzed in the October 18, 2016 City Council staff report and associated presentation. In addition, the text of the new -RH Combining District specifically describes the W. Hearn Avenue neighborhood, and includes a map (Zoning Code Section 20-28.090, Figure 2-17) identifying the parcels that are located within the district.

Staff finds that the intent was clear to change the General Plan land use for all properties within the W. Hearn Avenue County island from Low Density Residential to Very Low Density Residential, and to prezone and rezone each of the parcels identified in Zoning Code Figure 2-17 to RR-20-RH. Leaving the three subject properties designated Low Density and omitting the -RH Combining District from the prezoning and rezoning was done in error, and the proposed resolution and ordinances correct the error.

### FISCAL IMPACT

This action will correct clerical errors in previously adopted resolutions and ordinances associated with the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation. The action will not result in any significant fiscal impacts.

### ENVIRONMENTAL IMPACT

The General Plan Amendment and Rezoning and Prezoning corrections have been reviewed in compliance with the California Environmental Quality Act (CEQA) and have been found within the scope of the Environmental Impact Report prepared for the Roseland Area/Sebastopol Road Specific Plan, Roseland Area Annexation and the associated amendments, certified on October 18, 2016.

### ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Council Staff Report, October 18, 2016
- Attachment 3: Council Presentation, October 18, 2016
- Attachment 4: Council Resolution No. 28874
- Attachment 5: Council Ordinance No. 4075
- Attachment 6: Council Ordinance No. 4076
- Attachment 7: Rural Heritage (-RH) Combining District Text
- Resolution
- Ordinances

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