

ORDINANCE NO. ORD-2023-002

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTY LOCATED AT 1600 MANZANITA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NO. 181-030-005, TO THE RR-40-SR (RURAL RESIDENTIAL SCENIC ROAD COMBINING DISTRICT) ZONING DISTRICT; FILE NO. ANX21-002

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the RR-40-SR (Rural Residential Scenic Road Combining District) zoning district is appropriate for the Assessor's Parcel Number 173-030-005. The Council further finds and determines that:

The proposed Prezoning is consistent with the goals and policies of all elements of the City's General Plan in that the proposed Prezoning to the RR-40-SR (Rural Residential Scenic Road Combining District) zoning district is consistent with the existing General Plan land use designation of Very Low-Density Residential (0.2-2.0 dwelling units per acre).

The proposed Prezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that no physical changes are proposed as part of this project and permissible future uses under the proposed RR-40-SR (Rural Residential Scenic Road Combining District) zoning district Prezoning are compatible with the surrounding neighborhood in that the parcels are surrounded by similar residential development; and

The site is physically suitable including the absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities for the proposed Prezoning to the RR-40-SR (Rural Residential Scenic Road Combining District) zoning district.

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made. Title 20 of the Santa Rosa Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel Nos. 181-030-005 (1600 Manzanita Avenue) to the RR-40-SR (Rural Residential Scenic Road Combining District) zoning district.

Section 3. In addition to any other conditions that are deemed appropriate or necessary, any development approval for this property shall be expressly conditioned to require the applicant to fulfill the following condition:

Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time that the building permit(s) for this development, or any part thereof, are issued.

Section 4. Environmental Determination. The proposed Prezoning amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project qualifies for the following streamlining provisions and exemptions:

CEQA Guidelines Section 15301, Existing Facilities, in that the project consists of one existing single-family residence with an accessory structure in a residential zone, and the continued use of the residence and the accessory structure does not involve any expansion of the existing use.

CEQA Guidelines Section 15304(f), Minor Alterations to Land, in that the project will include minor trenching and backfilling for sewer and water extensions.

CEQA Guidelines Section 15319(a), Annexations of Existing Facilities, in that the project is a pre-zoning for the annexation of an existing single-family residence developed to the density allowed under the proposed pre-zoning classification, and the extension of utility services to the existing residence would have the capacity to serve only the existing single-family residence.

CEQA Guidelines Section 15183 in that no new development is being proposed and the proposed pre-zoning is consistent with the General Plan Land Use. The Very Low-Density Residential designation was reviewed as part of the Santa Rosa General Plan 2035 Environment Impact Report (EIR), adopted by City Council Resolution No. 27509, dated November 3, 2009, and the proposed pre-zoning to the RR-40-SR ((Rural Residential – Scenic Road Combining District) zoning district is consistent with the Very Low-Density land use designation, which allows 0.2 to two units per acre. The 2009 EIR looked at land use consistency and compatibility, housing, transportation and circulation, air quality and climate change, noise, biological sources, utility and service systems, hydrology and water quality, public services, cultural resources, visual resources, open space and agriculture, geology, energy, and parks and recreation. The pre-zoning of the existing use is consistent with the General Plan density and there are no project-specific impacts peculiar to the project or the site that were not already analyzed in the EIR or would require additional analysis.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

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Section 6. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on January 24, 2023.

IN COUNCIL DULY PASSED AND ADOPTED this 14th day of February, 2023.

AYES: (5) Mayor N. Rogers, Vice Mayor MacDonald, Council Members Alvarez, Fleming, C. Rogers

NOES: (0)

ABSENT: (1) Council Member Stapp

ABSTAIN: (1) Council Member Okrepkie

ATTEST: _____ APPROVED: _____
Deputy City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney