

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: SUSIE MURRAY, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: SANTA ROSA AVENUE PREZONING (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 prezone for annexation the properties located at 3111 and 3119 Santa Rosa Avenue into the CG (General Commercial) zoning district, and the properties located at 3110, 3114 and 3122 into the R-3-18 (Multi-family Residential) zoning district.

EXECUTIVE SUMMARY

The Santa Rosa Avenue Prezoning project (Project) proposes to prezone five parcels for annexation into the City. The two parcels along the west side of the road, 3111 and 3119 Santa Rosa Avenue, will be prezoned to the CG (General Commercial) zoning district; the three parcels along the east side of the road, 3110, 3114 and 3122 Santa Rosa Avenue, will be prezoned into the R-3-18 (Multi-family Residential) zoning district, consistent with the General Plan land use designations of Retail and Business Services and Medium Density Residential, respectively. No development is proposed at this time.

BACKGROUND

1. Surrounding Land Uses

North: Retail and Business Services and Medium Density Residential (8-18 units per acre; currently developed with commercial and multifamily residential uses;

South: Mobile Home Park and Medium Density Residential; currently developed with mobile home and commercial uses or vacant property;

East: Medium Density Residential; currently developed with multi-family residential uses; and

West: Low Density Residential (2-8 units per acre); currently developed single-family residential uses.

2. Existing Land Use – Project Site

The properties at 3110, 3114 and 3122 Santa Rosa Avenue, along the east side of the road, are currently occupied with predominantly automotive-related commercial uses.

The properties at 3111 and 3119 Santa Rosa Avenue are currently used for vehicle/RV storage.

3. Project History

On September 5, 2017, a Pre-application Meeting was held with City staff, which is designed to offer applicants an interdepartmental staff review of preliminary or conceptual design applications.

On July 16, 2019, the Project applications were submitted. The original proposal included the properties at 3110, 3111, 3114 and 3119 Santa Rosa Avenue.

On November 18, 2019, a Neighborhood Meeting was held for the subject prezoning. Two neighbors attended.

On January 6, 2020, a separate Neighborhood Meeting was held to discuss conceptual development plans for a self-storage facility and multi-family housing project to be located at 3111 and 3119 Santa Rosa Avenue. To date, no development applications have been submitted.

On January 15, 2020, the Project scope was revised to include the property at 3122 Santa Rosa Avenue.

On May 28, 2020, the Planning Commission approved Resolution No. 12014 recommending that Council prezone the subject properties for annexation consistent with the General Plan.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

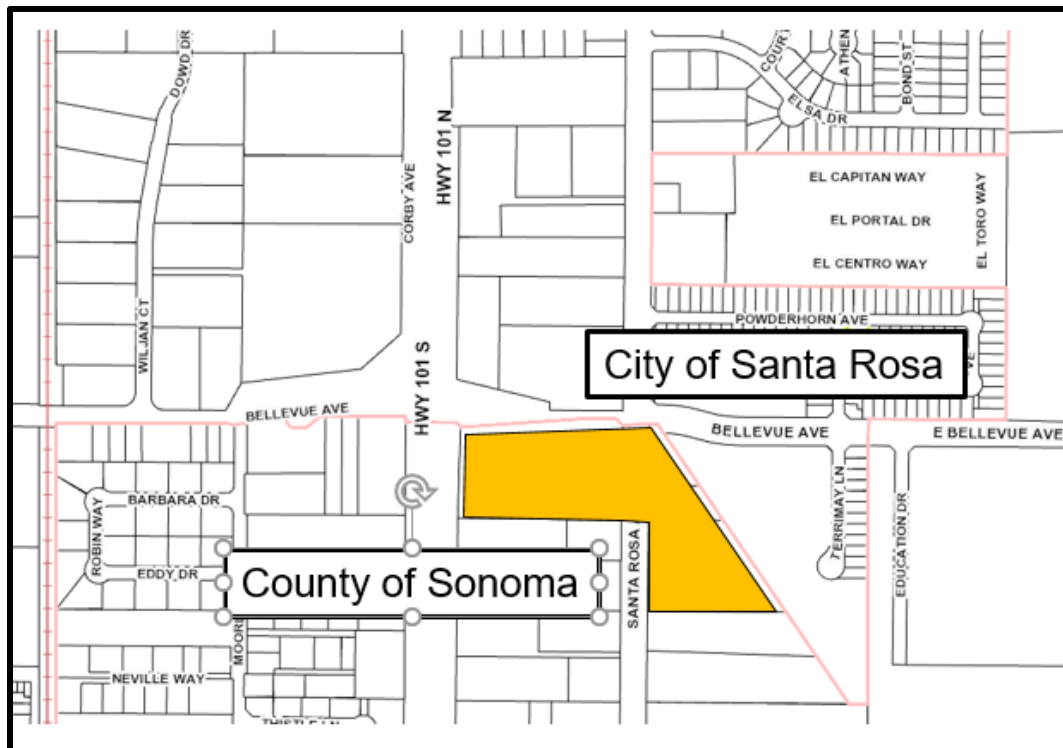
The General Plan land use designation for 3111 & 3119 Santa Rosa Avenue, located on the west side of the road, is Retail and Business Services. The land

use designation for 3110, 3114 and 3122 Santa Rosa Avenue, located on the east side of the road, is Medium Density Residential. The following General Plan policy is applicable to this project:

LAND USE AND LIVABILITY

LUL-A-2 Annex unincorporated land adjacent to city limits and within the Urban Growth Boundary, 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.

As demonstrated in the image below, the properties proposed for prezoning are surrounded to the north and east by properties within City limits, and to the south and west by properties within the County of Sonoma, which are delineated by the pink line.



2. Other Applicable Plans

The subject properties are not within any Specific Plan area, nor are they located in a Priority Development Area (PDA). They are, however, surrounded to the north and east by properties within the Santa Rosa Avenue Corridor PDA.

3. Zoning

The project involves a Prezoning application, which is the first step to annexation.

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Once rezoned, the Sonoma Local Agency Formation Commission (LAFCO) will consider annexation of the five-parcel area, which is contiguous to properties within City limits and inside the Urban Growth Boundary, into the City.

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 the rezoning action is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified by Council in 2009, no additional environmental review is required 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 subject parcels or the project that were not analyzed and addressed in the prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

At its meeting held on May 28, 2020, the Planning Commission reviewed the Project and approved Resolution No. 12014 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 in compliance with Zoning Code Chapter 20-66, including the installation of three public hearing signs placed along the street frontages of the Project boundary, a mailed Notice of Public Hearing to property owners and occupants within 600 feet of the Project boundary, and a Notice of Public Hearing published in the Press Democrat.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: Neighborhood Context Map
- Attachment 4: Legal Description & Annexation Boundary Map, prepared by Eric Wade, BkF Engineers Surveyors Planners, dated January 15, 2020
- Attachment 5: Planning Commission Resolution 12014, dated May 28, 2020
- Ordinance: Rezoning

CONTACT

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