



Chanate Road Annexation Prezoning

City Council Meeting
January 9, 2018

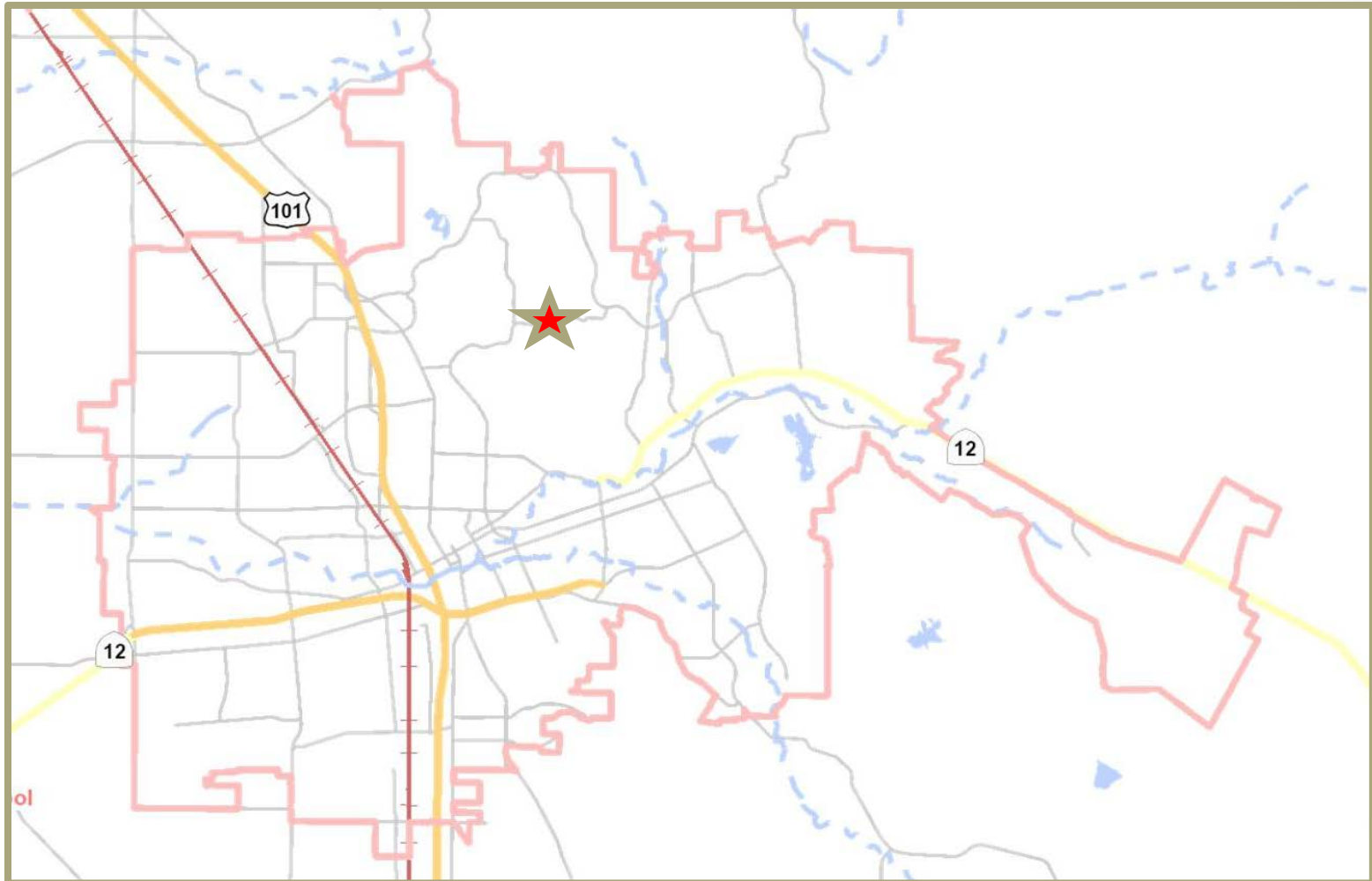
Bill Rose, Supervising Planner
Planning and Economic Development

Project Description

- Prezone two parcels, 0.44 acres, to the R-1-6 zoning district
- Parcels are each developed with detached SFD – no new development proposed
- Approval of a Prezoning would allow for annexation into the City, and future utility connections

Project Location

3747 & 3753 Chanate Road



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Project History

- Application for a Utility Certificate was submitted to the Planning and Economic Development Department on October 20, 2016
- Subsequent to feedback received from LAFCO, an application for a Prezoning was submitted to the Planning and Economic Development Department on May 26, 2017
- On August 24, 2017, the Planning Commission recommended to Council approval of prezoning the subject parcels

Prezoning

- Very Low Density Residential (0.2 – 2.0 units per acre)



- R-1-6 Zoning implements Very Low Density Residential land use (residential clustered on hillsides is desirable)

Environmental Review

California Environmental Quality Act (CEQA)

The Rezoning proposal has been reviewed pursuant to CEQA:

- Section 15183 - Proposed Rezoning is consistent with the General Plan
- Land use designation reviewed as part of the Santa Rosa General Plan 2035 Environment Impact Report (EIR)

Recommendation

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council introduce and approve Rezoning the properties located at 3747 and 3753 Chanate Road to the R-1-6 (Single-family Residential) zoning district.

Questions?