

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: BILL ROSE, SUPERVISING PLANNER (PRESENTER)
PLANNING AND ECONOMIC DEVELOPMENT
SUSIE MURRAY, CITY PLANNER (AUTHOR)
PLANNING AND ECONOMIC DEVELOPMENT
SUBJECT: KNIBB PRE-ZONING – 3747 & 3753 CHANATE RD – ANX17-004

AGENDA ACTION: ORDINANCE

RECOMMENDATION

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

EXECUTIVE SUMMARY

The proposal includes the Prezoning of an approximately 0.44-acre area, comprised of two parcels, to the R-1-6 (Single-Family Residential) zoning district, required for annexation into the City of Santa Rosa. Each of the two lots is developed with a detached single-family residence, and no new development is proposed as a part of this project. The proposed zoning is consistent with the General Plan land use designation of Very Low Density Residential. Staff has determined the proposed rezoning and subsequent annexation would be a logical extension of the City boundaries, is consistent with the General Plan, and thus, recommends approval of the Prezoning.

BACKGROUND

1. Project Description

A Prezoning is required to establish a zoning district for a site not currently within the City limits, to allow for future annexation. The zoning district proposed for a Prezoning is generally established to implement the existing General Plan Land Use designation a site within the City's Urban Growth Boundary. As the property is designated for Very Low Residential development, but is within a developed hillside area, clustered with residences, the R-1-6 zoning district has been determined as appropriate.

The Local Agency Formation Commission (LAFCO) is a public agency, created by State law, to regulate the boundaries of cities and special districts. The objectives of LAFCO include the encouragement of orderly formation of local government agencies, the efficient provision of public services, the preservation of agricultural land and open-space resources, the promotion of orderly growth, and the discouragement of urban sprawl.

The owner of the subject property desires to connect to City sewer. Based on the location of the subject site within a County island, any connection to City services requires approval by LAFCO. As the site is not located within an agreement area, an area outside of the City limits which is the subject of an agreement between the City and Sonoma County regarding the extension of City water and/or sewer services, approval of an Outside Service Area Agreement is required. Based on City staff's conversation with LAFCO staff members, the Outside Service Area Agreement was not supported by LAFCO based on the lack of a public health emergency, and the location of the subject site immediately abutting City of Santa Rosa parcels. As such, LAFCO has recommended annexation of the site.

The subject property, comprised of two parcels, is part of an approximately 28.07-acre, 13 parcel County "island" located within, and adjacent to, the City Limits of Santa Rosa. The property of 3753 Chanate Road has a failing septic system, and is unusable as a residence until a City sewer service can be established. The property owner has elected to Prezone the property of 3747 as a part of this application, although a connection to City services has not been requested at this time.

2. Surrounding Land Uses

North: Very Low Density Residential (County)
South: Very Low Density Residential (City)
East: Very Low Density Residential (City)
West: Very Low Density Residential (County)

As indicated above, the site is surrounded by developed Very Low Density Residential parcels with County properties directly north and west, and City properties directly east and south.

3. Existing Land Use – Project Site

The approximately 0.44-acre site is comprised of two parcels, and is currently within the unincorporated area of Sonoma County. Both parcels are developed with a detached single-family residence, and although topography of the site is sloped, the developed areas are generally flat. The residence located at 3753

Chanate Road has a failing septic system. Because the property is not currently occupied, the failing septic system is not an immediate public health risk.

4. Project History

An application for a Utility Certificate was submitted to the Planning and Economic Development Department on October 20, 2016.

Subsequent to feedback 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 adopted Resolution No. 11847 recommending that Council adopt an ordinance to prezone the properties into the R-1-6 (Single-family Residential) zoning district.

PRIOR CITY COUNCIL REVIEW

Not applicable.

ANALYSIS

1. General Plan

The General Plan designation for the subject site is Very Low Density Residential which accommodates rural and hillside developments, allows a density range from 0.2-2.0 units per acre, and is primarily intended for detached single family units. Based on the current development of the subject site, the existing density is 4.5 units per acre.

The General Plan establishes seven residential land use designations to accommodate the development of a full range of housing types. Page 2-9 of the General Plan indicates, “Densities are stated as a number of housing units per gross acre of developable land, provided that at least one housing unit may be built on each existing legal parcel designated for residential use.”

The project is consistent with General Plan Policy 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.”

City staff have determined the proposed Prezoning and subsequent annexation of the subject site are a logical extension of the City limits and services. Requisite staff have reviewed the proposal and found that adequate services are available to serve the site. Further, although the two parcels have been developed with a

density that exceeds the General Plan land use designation, no conflict exists with the General Plan in that each legal residential parcel is permitted to be developed with one housing unit.

2. Zoning

The proposed zoning for the subject site is R-1-6 (Single-Family Residential). The R-1 zoning district is applied to areas of the City intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multi-family projects, together with compatible accessory uses. The R-1 zoning district implements and is consistent with the Residential—Very Low Density (where residential uses clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan.

3. Neighborhood Comments

No neighborhood comments have been received at the time of writing this staff report.

4. Public Improvements/On-Site Improvements

No public improvements are required for this project.

FISCAL IMPACT

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

ENVIRONMENTAL IMPACT

The project has been reviewed in compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 in that the proposed Prezoning is consistent with the General Plan. 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 Prezoning to the R-1-6 (Single-Family Residential) zoning district is consistent with the Very Low Density land use designation for clustered residential areas on hillsides. There are no significant environmental effects that are peculiar to the project or the site or that were not adequately analyzed in the prior EIR.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

On August 24, 2017, the Planning Commission considered the proposal and approved Resolution No. 11847 recommending to Council approval and adoption of prezoning the properties described as Assessor's Parcel Nos. 173-260-007 and 173-260-008 to the

R-1-6 (Single-family Residential) zoning district.

NOTIFICATION

The project was noticed as a Public Hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website.

ISSUES

There are no unresolved issues related to this proposal.

ATTACHMENTS

- Attachment 1: Disclosure Form
- Attachment 2: Location Map
- Attachment 3: General Plan and Zoning Map
- Attachment 4: Neighborhood Context Map
- Attachment 5: Proposed Annexation Area, prepared by Cinquini & Passarino, Inc., dated May 17, 2017
- Attachment 6: Sonoma County LAFCO Response, prepared by Carole Cooper, dated June 20, 2017
- Attachment 7: PRMD Comments, prepared by Yolanda Solana, dated June 19, 2017
- Attachment 8: Planning Commission Resolution No. 11847 and Minutes from the meeting of August 24, 2017
- Attachment 9: Existing System Findings Report, prepared by Hogan Land Services, dated August 30, 2016
- Draft Ordinance

CONTACT

Susie Murray, City Planner
(707) 543-4348
smurray@srcity.org