

Sebastopol Road Rezoning

3991 & 3995 Sebastopol Road (CONTINUED FROM AUGUST 18, 2020, REGULAR MEETING)

August 25, 2020

Susie Murray, Senior Planner Planning and Economic Development



Project Description

Rezone two properties, 3991 & 3995 Sebastopol Road, from the RR-40 zoning district to the R-1-6 zoning district.

No new development proposed.

3991 & 3995 Sebastopol Road



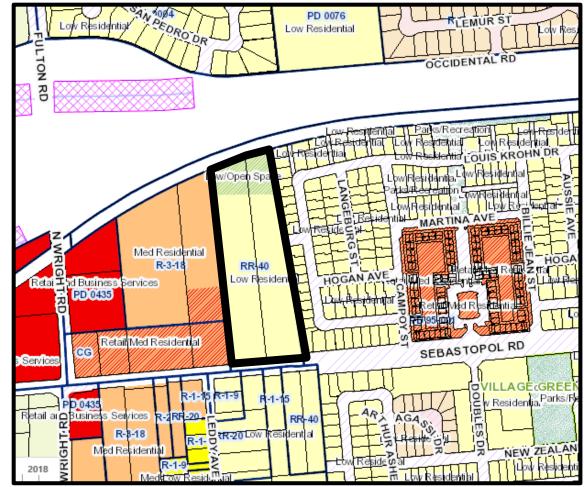




General Plan

Site Zoning: RR-40 Rural Residential

Very Low Densitiy Residential
Low Density/Open Space
Low Density Residential
Medium Low Density Residential
Medium Density Residential
Medium High Density Residential
Mobile Homes
Retail and Business Services
Retail/Medium Residential Mixed





Project History

- April 19, 2018 Applications were submitted
- April 8, 2019 Project scope revised
- November 20, 2019 Neighborhood Meeting
- May 28, 2020 Planning Commission Recommendation



Environmental Review California Environmental Quality Act (CEQA)

• 15183 - General Plan Consistency



Issues & Public Comments

- No issues were identified
- Public comments received
 - Concern for feral cats
 - Inquiry about allowable density





It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by ordinance, rezone the properties at 3991 & 3995 Sebastopol Road into the R-1-6 zoning district for General Plan consistency.





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