

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
JULY 22, 2021

PROJECT TITLE

Eggert Rezone

ADDRESS/LOCATION

1434 Peterson Ln

ASSESSOR'S PARCEL NUMBER

036-730-023

APPLICATION DATE

April 8, 2021

REQUESTED ENTITLEMENTS

Rezoning

PROJECT SITE ZONING

Existing: R-1-9

Proposed: R-1-6

PROJECT PLANNER

Kristinae Toomians

APPLICANT

Maria Ghisletta, representative

PROPERTY OWNER

Justin Eggert

FILE NUMBER

REZ21-001

APPLICATION COMPLETION DATE

May 8, 2021

FURTHER ACTIONS REQUIRED

Rezoning – City Council

GENERAL PLAN DESIGNATION

Low Residential

RECOMMENDATION

Approval

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION
FROM: KRISTINAE TOOMIANS, SENIOR PLANNER
SUBJECT: PLANNING AND ECONOMIC DEVELOPMENT
EGGERT REZONE

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, recommend that Council adopt an ordinance to rezone a property located at 1434 Peterson Lane (Assessor's Parcel No. 036-730-023) from the R-1-9 – Single-Family Zoning District to the R-1-6 Single-Family Zoning District.

EXECUTIVE SUMMARY

The applicant proposes to rezone a residential property, located at 1434 Peterson Lane, from the R-1-9 – Single-Family Residential Zoning District to the R-1-6 – Single-Family Residential Zoning District. The R-1-6 Zoning District is consistent with the subject parcel's General Plan designation of Low Residential and would allow minimum lot sizes of 6,000-square-feet for interior lots. The existing R-1-9 zoning designation permits minimum lot sizes of 9,000-square-feet for interior lots. The proposed zone change would allow the applicant to subdivide the 12,858-square-foot property and construct a single-family residence on each lot. The subject site is currently developed with an accessory structure.

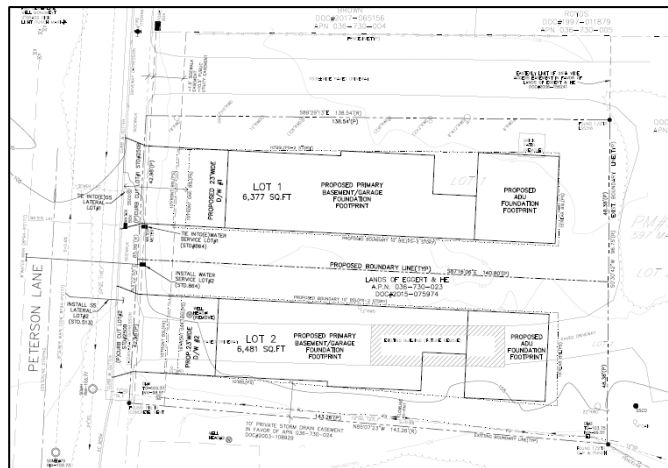


Figure 1: Proposed Parcel Map Waiver.

BACKGROUND

1. Project Description

The area proposed for rezoning is within an area designated by the General Plan Land Use Diagram as Low Residential. The subject parcel is currently zoned R-1-9, which permits minimum lot sizes of 9,000-square-foot lots. The proposed rezoning to R-1-6 will maintain conformity with the current General Plan designation of Low Residential and allow the applicant to subdivide the 12,858-square-foot lot into two parcels and construct a single-family residence on each lot.

2. Surrounding Land Uses

North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Small-Lot Single-Family Residential

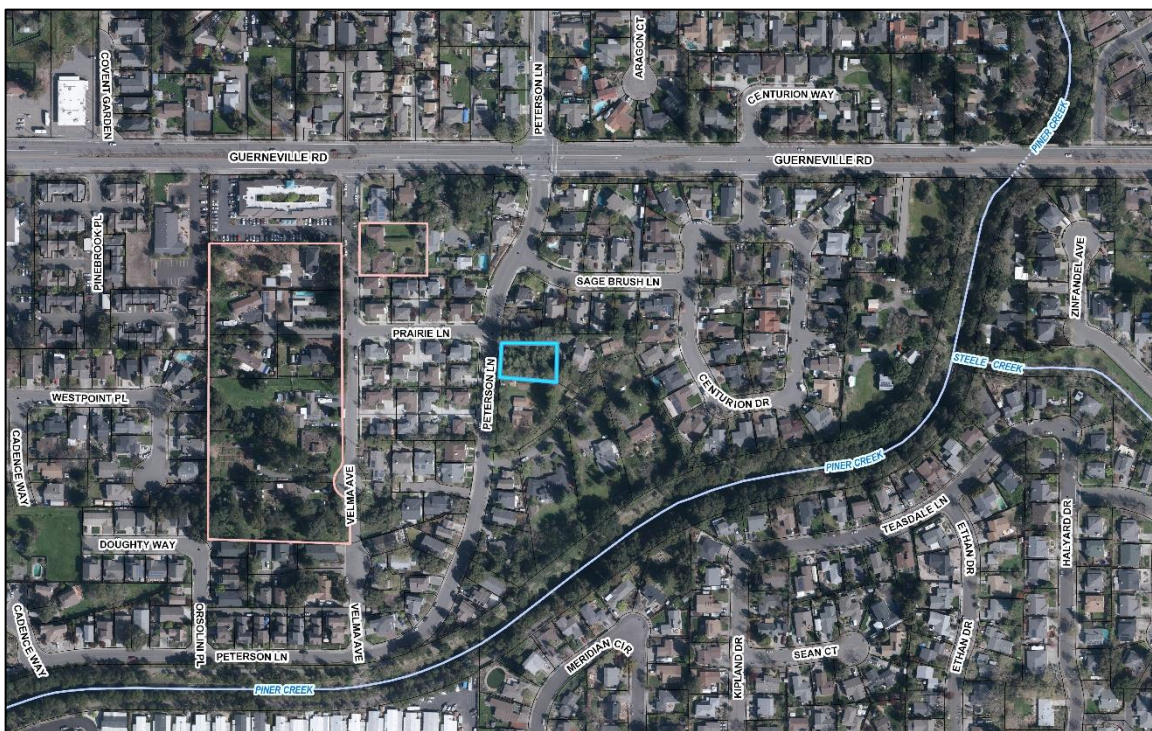


Figure 2: Neighborhood Context

3. Existing Land Use – Project Site

The property is currently developed with an accessory structure.

4. Project History

On June 3, 2020, a virtual neighborhood meeting was held. Several neighbors attended and a neighbor voiced concern with any two-story development on the subject site.

On April 8, 2021, the applicant submitted an application for a rezoning of the subject property from the R-1-9 to the R-1-6 Zoning District.

ANALYSIS

1. General Plan

The subject property has a General Plan land use designation of Low Residential, which permits a residential density of 2 to 8 dwelling units per acre. The rezoning will lower the minimum lot size for interior lots from 9,000-square-feet to 6,000-square-feet, which would allow the applicant to subdivide the lot into two parcels, resulting in a density of 6.9 dwelling units per acre.

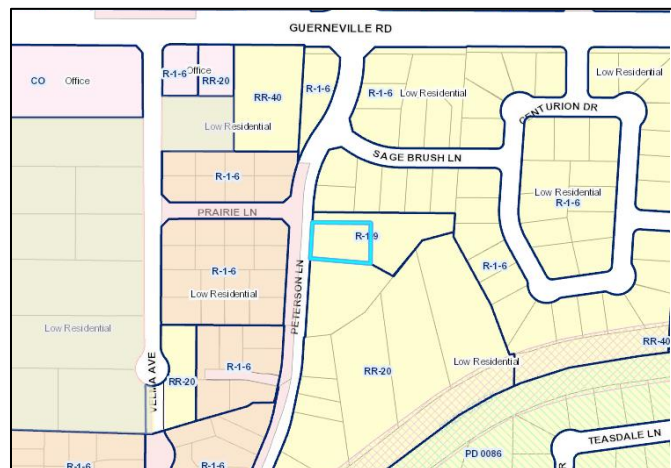


Figure 3: General Plan and Zoning Designations

The proposed rezoning will continue to allow appropriate uses, as shown in [Table 2-2](#) in the attached copy of Zoning Code [Chapter 20-22—Residential Zoning Districts](#), to move through the entitlement process. The following General Plan Goals and Policies apply directly to this project:

Land Use & Livability

LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

LUL-F-1 Do not allow development at less than the minimum density prescribed by each residential land use classification.

2. Zoning

The subject parcel is currently zoned R-1-9, which permits single-family residential development, but limits the minimum lot size for interior lots to 9,000-square feet. The applicant requests to rezone the subject property to R-1-6, which will continue to permit single-family residential development, but would allow minimum lot sizes of 6,000-square-feet. This would allow the applicant to subdivide the 12,858-square-foot lot into two lots and the development of a single-family residence on each lot. The R-1-6 Zoning District will remain consistent with the General Plan designation of Low Density Residential.



Figure 4: Aerial of the subject lot and surrounding properties.

Zoning for surrounding properties:

North: R-1-9 – Single-Family Residential
South: RR-20 – Rural Residential
East: R-1-9 – Single-Family Residential
West: R-1-6 – Small-Lot Single-Family Residential

The subject property is surrounded to the north and east by a key-lot, which is zoned R-1-9 and developed with a single-family residence. There is a residential neighborhood just north of the key-lot that is zoned R-1-6. There is also a small-lot single-family subdivision on the opposite side of Peterson Lane.

3. Neighborhood Comments

No public comments have been received as of the date this report was drafted.

ENVIRONMENTAL IMPACT

The Project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, because it is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified by Council in 2009, any rezoning action consistent with the general plan shall not require additional environmental review except as might be necessary to examine whether there are project specific significant effects which are peculiar to the project or its site.

EGGERT REZONE FOR PARCEL MAP WAIVER

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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 parcel or the project that were not analyzed and addressed in a prior EIR.

NOTIFICATION

Pursuant to Zoning Code Chapter 20-66, all required public noticing was done, including the installation of two public hearing signs at the Project site, a mailed Notice of Public Hearing to property owners within 600 feet of the Project site, and a Notice of Public Hearing published in the Press Democrat.

ISSUES

There are no unresolved issues.

ATTACHMENTS

Attachment 1 – Disclosure Form
Attachment 2 – Location Map
Attachment 3 – General Plan and Zoning Exhibit
Attachment 4 – Zoning Exhibit
Attachment 5 – Site Analysis Map
Attachment 6 – Neighborhood Context Map
Attachment 7 – Vicinity Map
Attachment 8 - Parcel Map Waiver Exhibit
Attachment 9 - Zoning Code Ch. 20-22 (Residential Districts, including Table 2-2)
Attachment 10 - Public Correspondence

CONTACT

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