

RESOLUTION NO. PC-2024-007

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL PREZONE THE PROPERTY LOCATED AT 5817 HIGHWAY 12 TO THE RURAL RESIDENTIAL-SCENIC ROAD-RESILIENT CITY (RR-20-SR-RC) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 031-090-041 - FILE NUMBER ANX23-001

WHEREAS, on September 19, 2023, an application to Prezone a parcel within County jurisdiction, located at 5817 Highway 12, to the Rural Residential-Scenic Road-Resilient City (RR-20-SR-RC) zoning district was submitted to the Planning & Economic Development Department; and

WHEREAS, on November 10, 2023, a Notice of Application was distributed to properties located within 600 feet of the subject site to inform them of the request to Prezone the property; and

WHEREAS, on April 11, 2024, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper Prezoning designations which should be place on the annexation area, and which time all those wishing to be heard were allowed to speak on the proposed annexation boundary and Prezoning designation; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and reports herein, and the oral and other evidence received at the public hearing, from the public, the applicant, and City staff; and

WHEREAS, the General Plan land use designation for 5817 Highway 12 is Very Low Density Residential, and the proposed Prezoning to the RR-20-SR-RC zoning district is consistent with the existing Very Low Density Residential General Plan land use designation.

NOW, THEREFORE, BE IT RESOLVED that based on the evidence presented and the records and files herein, and pursuant to the City Code Sections 20-64.060 (Prezoning) and 20-64.050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan. In accordance with Section 20-22.020(B), the Rural Residential (RR) zoning district is applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses. The maximum allowable density ranges from 0.2 to two dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RR map symbol (see Section 20-22.040). The RR zoning district implements and is consistent with the Very Low Density Residential land use classification of the General Plan. The requested RR-20 zoning district permits 20,000-square-foot lot sizes. General Plan Section 1-2 requires

that the General Plan be internally consistent; therefore, a proposed amendment to a zoning district that is consistent with a General Plan land use designation and implements that land use designation would be consistent with the goals and policies of all elements of the General Plan. The proposed project site is not subject to a specific plan;

- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City. The proposed RR-20-SR-RC zoning district is consistent with the Very Low Density Residential General Plan land use designation. The RR-20 Zoning District would permit 20,000-square-foot parcels. The applicant is seeking annexation in order to connect to City utilities for the three single-family dwellings developed on the site. No development is currently proposed;
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project has been found to comply with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is consistent with the General Plan, for which an Environment Impact Report (EIR) was certified. Pursuant to section 15183, subdivision (i), 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. No further environmental review is necessary 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.
- D. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments. The property has direct access to Highway 12. The proposed zoning designation is consistent with the General Plan designation and the existing development is consistent with the RR-20-SR-RC zoning district. The site is surrounded by low density and rural residential development.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the Rezoning of property situated at 5817 Highway 12 to the RR-20-SR-RC zoning district, said property more precisely described as: Assessor's Parcel Number 031-090-041.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of April 2024, by the following vote:

AYES: (6) Chair Weeks, Vice Chair Duggan, Commissioner Carter, Commissioner Cisco, Commissioner Holton, and Commissioner Sanders

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Peterson

APPROVED: *Karen Weeks*  
Karen Weeks (Apr 30, 2024 14:51 PDT)  
KAREN WEEKS, CHAIR

ATTEST: *Jessica Jones*  
JESSICA JONES, EXECUTIVE SECRETARY










# Resolution No. PC-2024-007

Final Audit Report

2024-04-30

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ORDINANCE NO. ORD-2024-009

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTY LOCATED AT 5817 HIGHWAY 12 TO THE RURAL RESIDENTIAL-SCENIC ROAD-RESILIENT CITY (RR-20-SR-RC) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 031-090-041 - FILE NUMBER ANX23-001

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the RR-20-SR-RC (Rural Residential Scenic Road Resilient City Combining Districts) zoning district is appropriate for the Assessor's Parcel Number 031-090-041. The Council further finds and determines that:

In accordance with Section 20-22.020(B), the RR zoning district is applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses. The maximum allowable density ranges from 0.2 to two dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the RR map symbol (see Section 20-22.040). The RR zoning district implements and is consistent with the Residential—Very Low Density land use classification of the General Plan. The requested RR-20 Zoning District permits 20,000-square-foot lot sizes. General Plan Section 1-2 requires that the General Plan be internally consistent; therefore, a proposed amendment to a zoning district that is consistent with a General Plan land use designation and implements that land use designation would be consistent with the goals and policies of all elements of the General Plan. The proposed project site is not subject to a specific plan.

The proposed RR-20-SR-RC zoning district would be consistent with the Very Low Density Residential General Plan land use designation. The RR-20 zoning district would permit 20,000-square-foot parcels. The applicant is seeking annexation in order to connect to City utilities for the three single-family dwellings developed on the site. No development is currently proposed.

The property has direct access to HWY 12. The proposed zoning designation is consistent with the General Plan designation and the existing development is consistent with the RR-20-SR-RC Zoning District. The site is surrounded by low density and rural residential development.

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made. Title 20 of the Santa Rosa Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel No. 031-090-014 (5817 Highway 12) to the RR-20-SR-RC zoning district.

Section 3. In addition to any other conditions that are deemed appropriate or necessary, any development approval for this property shall be expressly conditioned to require the applicant to fulfill the following condition:

Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time that the building permit(s) for this development, or any part thereof, are issued.

Section 4. The proposed Prezoning amendment has been reviewed in compliance with the California Environmental Quality Act (CEQA) and the project qualifies for the following streamlining provisions and exemptions:

CEQA Guidelines Section 15301, Existing Facilities, in that the project consists of two existing single-family residences and accessory structures in a residential zone, and the continued use of the residences and the accessory structures do not involve any expansion of the existing uses.

CEQA Guidelines Section 15304(f), Minor Alterations to Land, in that the project will include minor trenching and backfilling for sewer and water extensions.

CEQA Guidelines Section 15319(a), Annexations of Existing Facilities, in that the project is a pre-zoning for the annexation of the existing single-family residences developed to the density allowed under the proposed prezoning classification, and the extension of utility services to the existing residence would have the capacity to serve only the existing single-family residences.

CEQA Guidelines Section 15183 in that no new development is being proposed and the proposed pre-zoning is consistent with the General Plan Land Use. 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 RR-20-SR-RC zoning district is consistent with the Very Low-Density land use designation, which allows 0.2 to two units per acre. The 2009 EIR looked at land use consistency and compatibility, housing, transportation and circulation, air quality and climate change, noise, biological resources, utility and service systems, hydrology and water quality, public services, cultural resources, visual resources, open space and agriculture, geology, energy, and parks and recreation. The prezoning of the existing use is consistent with the General Plan density and there are no project-specific impacts peculiar to the project or the site that were not already analyzed in the EIR or would require additional analysis.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on May 21, 2024.

IN COUNCIL DULY PASSED AND ADOPTED this 4th day of June 2024.

AYES: (6) Mayor N. Rogers, Vice Mayor Stapp, Council Members Alvarez, Fleming, MacDonald, Okrepkie

NOES: (0)

ABSENT: (1) Council Member C. Rogers

ABSTAIN/RECUSE: (0)

ATTEST: Dina Manis  
City Clerk

APPROVED: Natalie Rogers  
Natalie Rogers (Jun 6, 2024 12:18 PDT)  
Mayor

APPROVED AS TO FORM: [Signature]  
City Attorney










# CC - ORD-2024-009 (06-04-2024)

Final Audit Report

2024-06-06

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