

AGENDA ITEM NUMBER: \_\_\_\_\_

Agenda Report Reviewed by:  
City Manager/City Attorney:



CITY OF SEBASTOPOL  
CITY COUNCIL  
AGENDA STAFF REPORT

**Meeting Date:** October 30, 2018  
**To:** Honorable Mayor and City Councilmembers  
**From:** Kari Svanstrom, Planning Director *KS*  
Dana Morrison, Assistant Planner  
**Subject:** Approval of Waiving of Second Reading and Adoption of Ordinance 1113  
Pre-zoning the Property and Amending the Zoning Map for parcel 060-120-015  
**Recommendation:** Waive the Second Reading and Adopt the Ordinance  
**Funding:** Currently Budgeted: \_\_\_\_\_ Yes \_\_\_\_\_ No xx N/A  
Net General Fund Cost:  
Amount: \$

**INTRODUCTION:**

At its October 16, 2018 regular meeting, the City Council received the staff report and presentation, held the public hearing and discussed an ordinance to pre-zoning Parcel 060-120-015 and Amending the Zoning Map to include Parcel 060-120-015. The parcel would have a General Plan Land Use designation of Open Space, and zoning designations of Primary Wetlands with an Environmental and Scenic Open Space (ESOS) overlay.

If the ordinance is adopted, the General Plan Land Use Map, City's Sphere of Influence, and Zoning Map will be amended after the annexation process through Local Agency Formation Commission of Sonoma County (LAFCO) is completed.

**Recommendation:**

Waiving the Second Reading and Adopt Ordinance 1113.

**Attachments:**

Ordinance 1113

SECOND READING

City Council Meeting of October 30, 2018

Ordinance No. 1113

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEBASTOPOL, CALIFORNIA APPROVING A PREZONING OF W/ESOS, AND AMENDING THE ZONING MAP, FOR ASSESSOR'S PARCEL NO. 060-120-015 LOCATED IN SONOMA COUNTY, CA

Whereas, the applicant, City of Sebastopol, is requesting approval for the pre-zoning and zoning map amendment of approximately 1.92 acres, Assessor's Parcel Number (APN) 060-120-015 ("the subject parcel"), to W and ESOS (Wetlands Primary and Environmental & Scenic Open Space Combining District); and

Whereas, the City may, pursuant to Government code section 65859, pre-zone unincorporated territory to determine the zoning that will apply to that territory upon annexation to the City; and

Whereas, the pre-zoning and zoning map amendment is compatible with the goals of the General Plan in that it involves a pre-zoning which is appropriate based on the high probability of flooding, and the current existing density of the subject parcel; and

Whereas, on January 23, 2018, the Planning Commission conducted a preliminary review at which time they supported the pre-zoning of the subject parcel, supported amendment of the zoning map and recommended proceeding with the reorganization consisting of annexation to the City Council; and

Whereas, the City Council, conducted a preliminary review on April 17, 2018 for preliminary action supporting the pre-zoning of the subject parcel, amendment of the zoning map to include subject parcel, and recommending city staff initiate formal annexation proceedings with LAFCO for the reorganization consisting of annexation of the subject parcel; and

Whereas, the proposed pre-zoning and zoning map amendment has been determined to be categorically exempt for the requirements of CEQA pursuant to Section 15305, Class 5, which includes minor alteration to land use limitations in areas with an average slope of less than 20 percent, which do not result in changes in land use or density. The proposed changes are exempt because they involve minor amendments to the zoning map, and the proposed pre-zoning for the site will not increase the land use or density; and

Whereas, pursuant to California State Law, public hearing notices were mailed to all property owners within a 600-foot radius of the subject property and a public hearing was published for a minimum of 10 days prior to the public hearing in a newspaper of general circulation; and

Whereas, on May 22, 2018, the Planning Commission held a duly noticed public hearing at which interested persons had an opportunity to testify either in support or opposition of the proposal and recommended pre-zoning the subject parcel, amending the zoning map to include the subject parcel and proceed with the reorganization consisting of annexation to the City Council; and

Whereas, on October 16, 2018, the City Council held a duly noticed public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal, and approved for first reading and introduced the ordinance; and

Whereas, the City Council has reviewed and considered the information contained in the pre-zoning and zoning map amendment proposal for the pre-zoning of the subject property (APN 060-120-015).

NOW, THEREFORE, BE IT RESOLVED the City Council of Sebastopol does hereby adopt the ordinance approving the pre-zoning designation and the zoning map amendment set forth in Exhibit A.

IN COUNCIL DULY PASSED THIS 30th day of October, 2018.

VOTE:

Ayes:

Noes:

Abstain:

Absent:

APPROVED: \_\_\_\_\_

Mayor Patrick Slayter

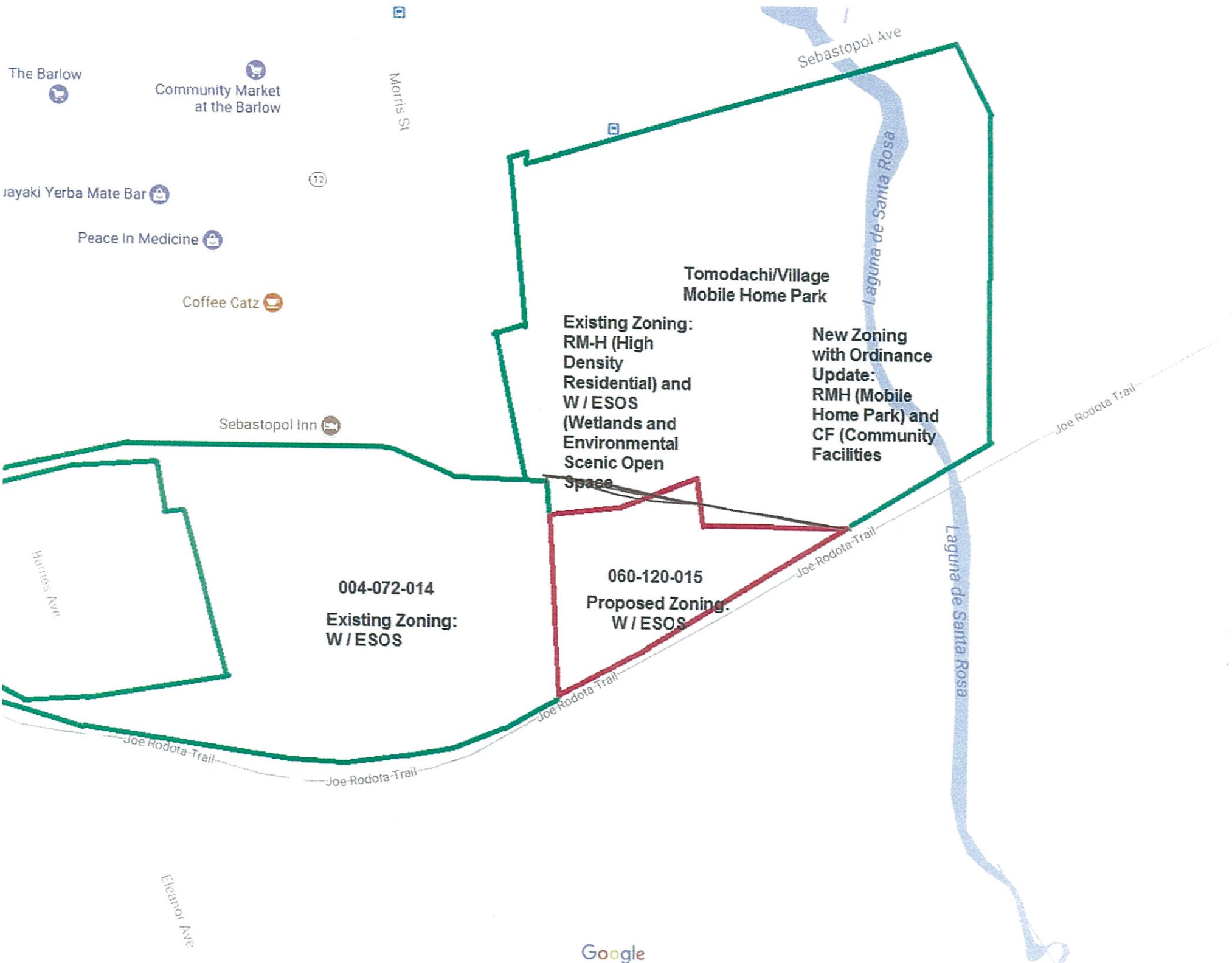
ATTEST: \_\_\_\_\_

Mary Gourley, Assistant City Manager/City Clerk, MMC

APPROVED AS TO FORM: \_\_\_\_\_

Larry McLaughlin, City Attorney

Exhibit A: Pre-Zoning Map



The Barlow

Community Market at the Barlow

Jayaki Yerba Mate Bar

Peace In Medicine

Coffee Catz

Sebastopol Inn

Barries Ave

Joe Rodota Trail

Joe Rodota Trail

Eleanor Ave

Morris St

Sebastopol Ave

Laguna de Santa Rosa

Laguna de Santa Rosa

Joe Rodota Trail

Tomodachi/Village Mobile Home Park

Existing Zoning: RM-H (High Density Residential) and W/ESOS (Wetlands and Environmental Scenic Open Space)

New Zoning with Ordinance Update: RMH (Mobile Home Park) and CF (Community Facilities)

004-072-014 Existing Zoning: W/ESOS

060-120-015 Proposed Zoning: W/ESOS