

RESOLUTION NO. PC-2022-015

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL PREZONE THE PROPERTY LOCATED AT 2210 BRUSH CREEK ROAD INTO THE R-1-6 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 182-050-004; AND PREZONE THE PROPERTIES LOCATED AT 2200 BRUSH CREEK ROAD AND 0 BRIDGEWOOD DRIVE INTO THE RR-20 (RURAL RESIDENTIAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBERS 182-050-005 & -014; FILE NO. PRJ20-008

WHEREAS, on May 28, 2020, applications for Brush Creek Minor Subdivision, located at 2210 Brush Creek Road, also identified as Sonoma County Assessor's Parcel Number 182-050-004 (Project Site), were submitted to Planning and Economic Development and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, and a request to prezone for annexation to the R-1-6 – Single Family Residential zoning district; and

WHEREAS, on June 11, 2020, Native American tribes were notified of the proposed project as required by Assembly Bill (AB) 52; and

WHEREAS, on January 11, 2021, Native American tribes with known interest in the area were notified of the proposed project in accordance with Senate Bill (SB) 18 requirements for General Plan amendments; and

WHEREAS, on May 27, 2021, the Waterways Advisory Committee provided comments regarding the projects consistent with the applicable Citywide Creek Master Plan, General Plan goals and policies, and Design Guidelines for development near waterways; and

WHEREAS, on July 2, 2021, the Brush Creek Minor Subdivision, 2210 Brush Creek Drive, Initial Study/Mitigated Negative Declaration was published for 30-day public review in accordance with CEQA regulations, and a Notice of Intent to Adopt a Mitigated Negative Declaration was mailed to neighboring property owners and interested parties, with the review period ending on August 1, 2021; and

WHEREAS, on July 2, 2021, a notice of application was mailed to surrounding property owners and occupants; and

WHEREAS, on November 18, 2021, the Planning Commission held a special meeting and approved resolutions recommending that the Council adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program (Resolution No. 12075), approve a General Plan Amendment (Resolution No. 12076), and introduce an ordinance to prezone to the R-1-6 (Single-Family Residential) zoning district (Resolution No. 12077) for the Brush Creek Minor Subdivision project; and

WHEREAS, on May 5, 2022, tribal consultation with the Federated Indians of the Graton Ranchera (FIGR), per SB18 concluded, with a request by FIGR that a tribal monitor be present during any ground disturbance activities; and

WHEREAS, on May 13, 2022, Sonoma Local Agency Formation Commission (LAFCO) staff contacted the Planning and Economic Development Department regarding the project and voiced concerns that the proposed annexation did not include the two adjacent parcels to the south, 2200 Brush Creek Road and 0 Bridgewood Drive, that form a County island; and

WHEREAS, on May 23, 2022, the application for the Brush Creek Minor Subdivision was modified to include a request to prezone 2200 Brush Creek Road and 0 Bridgewood Drive (Assessor's Parcel Numbers 182-050-005 & 014) to the RR-20 (Rural Residential) zoning district in order to eliminate a County island; and

WHEREAS, on July 14, 2022, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper rezoning designations which should be placed on the annexation area, and at which time all those wishing to be heard were allowed to speak on the proposed annexation boundary and rezoning 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 2210 Brush Creek Road is Very Low Density Residential and the request includes a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, which was recommended by the Planning Commission for approval by City Council on November 18, 2021 through Resolution No. 12076, and the proposed Rezoning to the R-1-6 (Single-Family Residential) zoning district is consistent with the requested General Plan land use designation; and

WHEREAS, the General Plan land use designation for 2200 Brush Creek Road and 0 Bridgewood Drive (Assessor's Parcel Numbers 182-050-005 & 014) is Very Low Density Residential, and the proposed Rezoning to the RR-20 (Rural Residential) zoning district is consistent with the existing Very Low Density Residential General Plan land use designation; and

NOW, THEREFORE, BE IT RESOLVED, that based on the evidence presented and the records and files herein, and pursuant to City Code Sections [20-64.060](#) (Rezoning) and [20-64-050](#) (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed amendment of 2210 Brush Creek Road, Assessor's Parcel Number 182-050-004 is consistent with the goals and policies of all elements of the General Plan, and

any applicable specific plan in that, in accordance with [Section 20-22.020\(B\)](#), the R-1-6 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 maximum allowable density ranges from two to 13 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-1 map symbol (see [Section 20-22.040](#)). The R-1 zoning district implements and is consistent with the Residential—Very Low Density (where residential clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan. The R-1-6 Zoning District permits 6,000-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.

2200 Brush Creek Road and 0 Bridgewood Drive (Assessor's Parcel Numbers 182-050-005 & 014) would be rezoned to RR-20 (Rural Residential), which is consistent with the current General Plan designation of Very Low Density Residential. The parcels will be included in order to eliminate an existing County island, per consultation with Sonoma LAFCO (Local Agency Formation Commission).

- B. The proposed amendment of 2210 Brush Creek Road would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposed zoning R-1-6 Zoning District would be consistent with the Low Density Residential General Plan land use designation. The R-1-6 Zoning District would permit 6,000-square-foot parcels. The applicant proposes to develop the property in a similar configuration as the Planned Development to the north. The proposed Tentative Parcel Map will result in parcel sizes that would range in size from 9,665 to 16,702 square feet. The average lot size is 13,260 square feet. The resulting density from the four-lot subdivision, with one remainder lot, is 3 dwelling units per acre. The parcel backs up to Rincon Creek, which creates a physical development constraint toward the rear of the project site. Rezoning and amending the General Plan for four additional single-family residential units will not have any foreseeable effect on the public's health, safety, convenience, or welfare.

The proposed amendment of 2200 Brush Creek Road and 0 Bridgewood Drive (Assessor's Parcel Numbers 182-050-005 & 014) would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposed RR-20 Zoning District would be consistent with the Very Low Density Residential General Plan land use designation. The parcels will be included in order to eliminate an existing County island.

- C. The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA). The proposed project would result in potentially significant impacts

in: Air Quality, Biological Resources, Cultural Resources, and Geology & Soils. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained the Mitigation Monitoring and Reporting Program prepared for the project, which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards. The project was subsequently revised to include rezoning for two additional parcels and the Mitigated Negative Declaration was updated to analyze the potential environmental impacts associated with rezoning these additional parcels, and the revised document concluded that the project impacts (all these parcels) would be mitigated to a less than significant level through implementation of recommended mitigation measures contained in the MMRP.

The City recirculated the revised Mitigated Negative Declaration pursuant to CEQA Guidelines section 15073.5 and the revised Initial Study/Draft Mitigated Negative Declaration was circulated for a 30-day public review period commencing on July 1, 2022.

On July 14, 2022, the Planning Commission approved a resolution recommending that the City Council adopt a Mitigated Negative Declaration (MND) for the Brush Creek Minor Subdivision, for which the project description included analysis of the proposed General Plan Amendment.

- D. The proposed amendment of 2210 Brush Creek Road is internally consistent with other applicable provisions of the Zoning Code. The R-1-6 (Single-Family Residential) zoning district implements the Low Density Residential land use of the General Plan, and any new development on the subject properties would be required to be in compliance with any standards listed in the Zoning Code.

The proposed amendment of 2200 Brush Creek Road and 0 Bridgewood Drive (Assessor's Parcel Numbers 182-050-005 & 014) is internally consistent with other applicable of the Zoning Code. The RR-20 (Rural Residential) zoning district implements the Very Low Density Residential land use of the General Plan, and any new development on the subject properties would be required to be in compliance with any standards listed in the Zoning Code. The two additional parcels will be included in order to eliminate an existing County island.

- E. 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 Project meets all required development standards for the R-1-6 and RR-20 Zoning Districts. Each newly created lot will be able to meet setback and parking requirements.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the evidence presented and the above findings, recommends to the City Council the approval and adoption of the rezoning of the property located at 2210 Brush Creek Road into the R-1-6 (Single Family Residential) zoning district, Assessor's Parcel Number 182-050-004; and prezone the properties located at 2200 Brush Creek Road and 0 Bridgewood Drive into the RR-20 (Rural Residential) zoning district, Assessor's Parcel Numbers 182-050-005 & -014.

BE IT FURTHER RESOLVED that, upon its adoption, this Resolution supersedes Resolution No. 12077 [recommending rezoning the property located at 2210 Brush Creek Road], approved on November 18, 2021, attached hereto as Exhibit A.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 14th day of July 2022 by the following vote:

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

NOES: (0)

ABSENT: (1) Commissioner Okrepkie

APPROVED: *Karen Weeks*
Karen Weeks (Jul 18, 2022 18:28 PDT)
KAREN WEEKS, CHAIR

ATTEST: *Clare Hartman*
CLARE HARTMAN, EXECUTIVE SECRETARY

Attachments: Exhibit A - Resolution No. 12077 [recommending rezoning the property located at 2210 Brush Creek Road], approved on November 18, 2021

RESOLUTION NO. 12077

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL PREZONE THE PROPERTY LOCATED AT 2210 BRUSH CREEK ROAD INTO THE R-1-6 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 182-050-004; FILE NO. PRJ20-008

WHEREAS, on May 28, 2020, applications for Brush Creek Minor Subdivision, located at 2210 Brush Creek Road, also identified as Sonoma County Assessor's Parcel Number 182-050-004 (Project Site), were submitted to Planning and Economic Development and

WHEREAS, the requested entitlements include a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, and a request to prezone for annexation to the R-1-6 – Single Family Residential zoning district; and

WHEREAS, on November 18, 2021, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper pre zoning designations which should be placed on the annexation area, and at which time all those wishing to be heard were allowed to speak on the proposed annexation boundary and pre zoning 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 the Project Site is Very Low Density Residential and the request includes a request to amend the General Plan land use designation from Very Low Density Residential to Low Density Residential, and the proposed Pre zoning to the R-1-6 (Single-Family Residential) zoning districts are consistent with the requested General Plan land use designation; and

NOW, THEREFORE, BE IT RESOLVED, that based on the evidence presented and the records and files herein, and pursuant to City Code Sections [20-64.060](#) (Pre zoning) 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 that, in accordance with [Section 20-22.020\(B\)](#), the R-1-6 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 maximum allowable density ranges from two to 13 dwellings per acre, with the specific allowable density for each parcel shown on the zoning map by a numerical suffix to the R-1 map symbol (see Section [20-22.040](#)). The R-1 zoning district implements and is consistent with the Residential—Very Low

Density (where residential clustered on hillsides is desirable), Low Density/Open Space, Low Density, and Medium Low Density land use classifications of the General Plan. The R-1-6 Zoning District permits 6,000-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.

- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the proposed zoning would be consistent with the Low Density Residential General Plan land use designation. The R-1-6 Zoning District would permit 6,000-square-foot parcels. The applicant proposes to develop the property in a similar configuration as the Planned Development to the north. The proposed Tentative Parcel Map will result in parcel sizes that would range in size from 9,665 to 16,702 square feet. The average lot size is 13,260 square feet. The resulting density from the four-lot subdivision, with one remainder lot, is 3 dwelling units per acre. The parcel backs up to Rincon Creek, which creates a physical development constraint toward the rear of the project site. Prezoning and amending the General Plan for four additional single-family residential units will not have any foreseeable effect on the public's health, safety, convenience, or welfare.
- C. The Project has been found in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared in compliance with the California Environmental Quality Act (CEQA). The proposed project would result in potentially significant impacts in: Air Quality, Biological Resources, Cultural Resources, and Geology & Soils. The project impacts would be mitigated to a less-than-significant level through implementation of recommended mitigation measures contained the Mitigation Monitoring and Reporting Program prepared for the project, which identifies the timing of, and the agency or agencies responsible for, enforcement and monitoring of each mitigation measure to be implemented to reduce potentially significant impacts to less than significant levels, or through compliance with existing Municipal Code requirements or City standards. On November 18, 2021, the Planning Commission approved a resolution recommending that the City Council adopt a Mitigated Negative Declaration (MND) for the Brush Creek Minor Subdivision, for which the project description included analysis of the proposed General Plan Amendment.
- D. The proposed amendment is internally consistent with other applicable provisions of the Zoning Code. The R-1-6 (Single-Family Residential) zoning district implements the Low Density Residential land use of the General Plan, and any new development on the subject properties would be required to be in compliance with any standards listed in the Zoning Code.
- E. 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 Project meets all required

development standards for the R-1-6 Zoning District. Each newly created lot will be able to meet setback and parking requirements.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa, based on the evidence presented and the above findings, recommends to the City Council the approval and adoption of the rezoning of the Project Site to the R-1-6 (Single-Family Residential) zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 18th day of November 2021 by the following vote:

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

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Okrepkie

APPROVED: 
Karen Weeks (Dec 24, 2021 12:46 PST)
KAREN WEEKS, CHAIR

ATTEST: 
ANDREW TRIPPEL, EXECUTIVE SECRETARY