

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION

AUGUST 14, 2025

PROJECT TITLE

Annexation Pre-zoning

ADDRESS/LOCATION

2299 Brush Creek Road

ASSESSOR'S PARCEL NUMBER

182-030-031

APPLICATION DATES

June 24, 2024

REQUESTED ENTITLEMENTS

Prezoning

PROJECT SITE ZONING

Existing: County

Proposed: RR-20

PROJECT PLANNER

Sachnoor Bisla

APPLICANT

Tim Schram, Adobe Associates Inc.

PROPERTY OWNER

Rich Garrettson

FILE NUMBERS

ANX24-001

APPLICATION COMPLETION DATES

June 24, 2024

FURTHER ACTIONS REQUIRED

City Council adoption

GENERAL PLAN DESIGNATION

Very Low Density Residential

RECOMMENDATION

Recommend adoption to City Council

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION

FROM: SACHNOOR BISLA, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: ANNEXATION PRE-ZONING

AGENDA ACTION: RESOLUTION

RECOMMENDATION

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council approval of the proposed pre-zoning of the property located at 2299 Brush Creek Road to the RR-20 (Rural Residential) zoning district.

EXECUTIVE SUMMARY

The applicant has submitted an application requesting to pre-zone one parcel for annexation into the City. The parcel located on the corner of Brush Creek Road and Heimbucher Way is proposed to be pre-zoned to the RR-20 (Rural Residential) zoning district consistent with the General Plan land use designation of Very Low Density Residential. The parcel currently contains one single-family dwelling unit. The Planning Commission is being asked to make a recommendation to Council.

BACKGROUND

1. Project Description

The proposed project consists of a request for a Pre-zoning for the parcel located at 2299 Brush Creek Road for annexation into the City, to allow for future City sewer and water service connections to support the construction of an Accessory Dwelling Unit.

Pre-zoning is required prior to annexation into the City, in order to establish a zoning district. The proposed zoning district for a pre-zoning is required to be

consistent with the existing General Plan Land Use designation for the site. The RR-20 zoning district has been determined as appropriate for this property, as it is designated for Very Low Density Residential development.

2. Surrounding Land Uses

North: Single Family Residential
South: Single Family Residential
East: Single Family Residential
West: Single Family Residential

3. Existing Land Use – Project Site

The property is currently developed with one single-family dwelling unit.

4. Project History

On June 24, 2024, the Pre-zoning application was submitted for 2299 Brush Creek Road.

On July 25, 2025, a Notice of Public Hearing was mailed to neighbors within 600 feet from the property.

ANALYSIS

1. Santa Rosa General Plan

The General Plan land use designation for 2299 Brush Creek Road is Very Low Density Residential, which allows a density range from 0.2 to 2 units per acre and is primarily intended for single-family detached uses.

The project was submitted prior to the adoption of the General Plan 2050, and, as such, was originally analyzed under the prior General Plan 2035. The following General Plan 2035 policy is applicable to this project:

LAND USE AND LIVABILITY

LUL-A-2 Annex unincorporated land adjacent to city limits and within the Urban Growth Boundary, when the proposal is timely and only if adequate services are available. Ensure that lands proposed for annexation provide a rational expansion and are contiguous to existing urban development.

Additionally, the project implements the following actions from the General Plan 2050, which was adopted by the City Council on June 3, 2025:

LAND USE AND ECONOMIC DEVELOPMENT

Action 2-1.7 Allow annexations or City utility connections only if they do not adversely impact the City's viability, environmental resources, infrastructure and services, and quality of life.

Action 2-1.8 Work with LAFCO to require all proposed annexations within a county island to prepare a sentiment survey of all property owners in the island to determine the feasibility of annexing the full county island.

Staff analysis: The property proposed for pre-zoning is adjacent to City limits and within the Urban Growth Boundary. Adequate water and sewer service are available in the area, and the annexation will not have any adverse impacts on the City. Additionally, a sentiment survey was done by the Sonoma Local Agency Formation Commission (LAFCO); no other property owners within the county island expressed interest in annexation.

2. Zoning

The [Zoning Code](#) implements the goals and policies of the General Plan by classifying and regulating the use of land and structure development within the City. The proposed zoning for the site is RR-20 (Rural Residential). 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 RR zoning district implements and is consistent with the Very Low Density Residential land use designation of the General Plan.

The project involves a Pre-zoning application, which is the first step to annexation. Once Pre-zoned, LAFCO will consider annexation of the parcel, which is contiguous to properties within City limits and inside the City's Urban Growth Boundary.

3. Public Comments

Staff has received an inquiry regarding the proposed Pre-zoning, about why only one parcel of the county island is proposed for pre-zoning and annexation. As discussed in the General Plan section above, LAFCO conducted a sentiment survey to determine whether owners of other properties within the county island are interested in pre-zoning for annexation. The survey found that there was no interest in adding other properties to the annexation pre-zoning, therefore only the subject parcel is included in the pre-zoning request.

5. Public Improvements

No improvements are required with the annexation/Pre-zoning of the subject property.

FISCAL IMPACT

Approval of the Project would allow for the future annexation of a single parcel, which is unlikely to have an effect on the provision of services and the General Fund.

ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project qualifies for the following streamlining provisions and exemptions:

- CEQA Guidelines Section 15183 in that the proposed Pre-zoning is consistent with the General Plan. The Very Low Density Residential designation was reviewed as part of the Santa Rosa General Plan 2050 Environmental Impact Report (EIR), adopted by City Council Resolution No. 2025-090, dated June 3, 2025, and the proposed Pre-zoning to the RR-20 (Rural Residential) zoning district is consistent with the Very Low Density land use designation. There are no impacts peculiar to the site that were not already analyzed in the EIR or would require additional analysis.
- CEQA guidelines section 15319(a) & (b) in that the project is an annexation of existing private structures developed to the density allowed under the proposed Pre-zoning classification, and the extension of utility services to the existing facilities would have a capacity to serve the existing facilities.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

PUBLIC NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

LEVINE ACT

This project is subject to the Levine Act (Gov. Code Section 84308) which prohibits city officials from participating in certain decisions regarding licenses, permits, and other entitlements for use if the official has received a campaign contribution of more than \$500 from a party, participant, or agent of a party or participant in the previous 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. Please see the attached Disclosure Form for information on individuals interested in the proposed land use action and any monetary contributions to city officials. For more information see the FPPC website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

ISSUES

There have been no issues identified pertaining to this proposal to Pre-zone for annexation.

ATTACHMENTS

Attachment 1 - Disclosure Form
Attachment 2 - Location Map
Attachment 3 - Neighborhood Context Map
Attachment 4 – Annexation Map
Attachment 5 – Assessor's Parcel Map
Attachment 6 – Public Comment

Resolution – Pre-zoning

CONTACT

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