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**By jg16 at 2:20 pm, Jun 01, 2020**

City of Santa Rosa  
Planning & Economic  
Development Department

Owner: Nils Welin and Klas Berghede  
Site Address: 2210 Brush Creek Road, Santa Rosa  
APN: 182-050-004  
Zoning (County): RR B6 20, RC 50/25 VOH  
General Plan Designation: Very Low Residential  
Proposed Designation: Low Residential

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## **2210 Brush Creek Road General Plan Amendment Criteria**

1. As this project proposes annexing and pre-zoning/re-zoning of the subject territory and subdividing it into four lots with a designated remainder, the owner of the property is requesting the General Plan Amendment to support a higher density and change the zoning to R-1-6, to allow for the subdivision.
2. Since the General Plan was adopted, housing has become increasingly limited and there is a higher demand for the creation the creation of new housing. Additionally, the recent fires have exacerbated the situation, resulting in the need for this change.
3. The subject parcel is surrounded by Low-Density Residential designated areas, making this change in density consistent with the surrounding land uses.