

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF PROPERTY LOCATED AT 2299 BRUSH CREEK ROAD TO THE RR-20 (RURAL RESIDENTIAL) ZONING DISTRICT - FILE NUMBER ANX24-001

WHEREAS, on June 24, 2024, a Prezoning application requesting that 2299 Brush Creek Road (Assessor's Parcel No. 182-030-031) be prezoned for annexation into the City of Santa Rosa was submitted to the Planning and Economic Development Department; and

WHEREAS, on August 14, 2025, 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 placed on the annexation area at 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 2299 Brush Creek Road is Very Low Density Residential, and this 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, in compliance with the California Environmental Quality Act (CEQA), and the proposed prezoning to RR-20 (Rural Residential) zoning district is consistent with the respective 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 (Prezoning) and 20-64-050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed prezoning is consistent with the goals and policies of all elements of the Santa Rosa General Plan 2050, and any applicable specific plan in that the RR-20 (Rural Residential) zoning district is an implementing zoning district for the Very Low Density Residential land use designation. General Plan Action 2-1.7 supports annexations into the City if they do not adversely impact the City's viability, environmental resources, infrastructure and services, and quality of life. The project site has existing sewer and water connections available in the area, and is located adjacent to City limits; and
- B. The proposed prezoning would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that prezoning to the RR-20 (Rural Residential) zoning district is consistent with the General Plan land use designation of Very Low

Density Residential, which allows single-family residential uses. The parcel is currently developed with a single-family dwelling; future sewer and water connections would support a future accessory dwelling unit, which are permitted by-right on residential properties; and

- C. The proposed rezoning is internally consistent with other applicable provisions of this 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; and
- 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 designation and anticipated land use/development in that no development is being proposed at this time, and the access to sewer and water connections would support future construction of an accessory dwelling unit; and
- E. 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 rezoning is consistent with the General Plan. The Very Low Density Residential designation was reviewed as part of the Santa Rosa General Plan 2050 Environment Impact Report (EIR), adopted by City Council Resolution No. 2025-090, dated June 3, 2050, and the proposed rezoning 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 previously analyzed in the EIR or require additional environmental 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 rezoning classification, and the extension of utility services to the existing facilities would have a capacity to serve the existing facilities.

BE IT FURTHER RESOLVED that the rezoning is subject to each of the following conditions:

1. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
2. Obtain a building permit prior to any on-site alterations.

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 property located at 2299 Brush Creek Road, described

as Assessor's Parcel Number 182-030-031 to the RR-20 (Rural Residential) zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of August 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY