

Annexation Prezoning

ANX24-001

2299 Brush Creek Rd

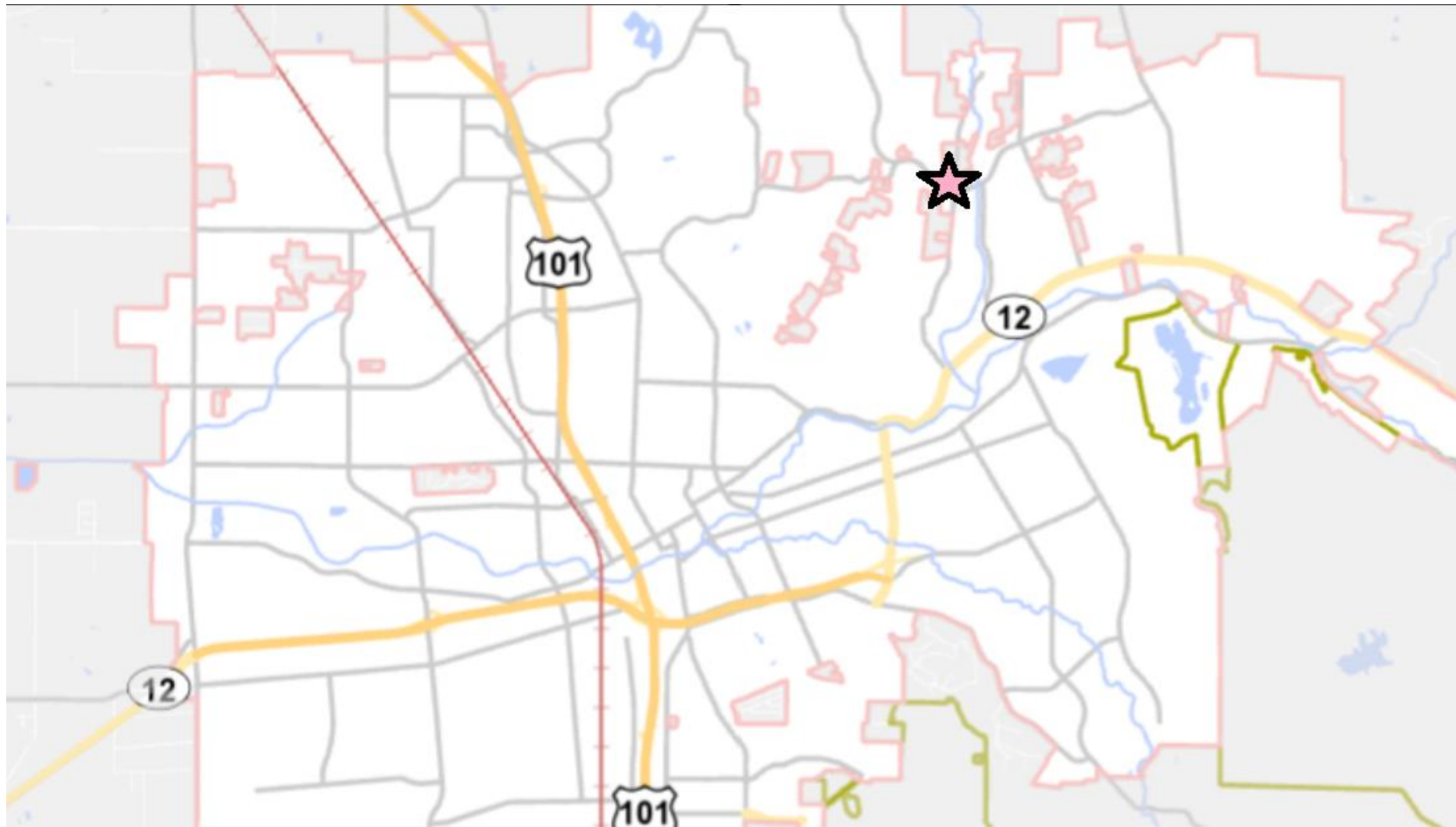
November 18, 2025

Sachnoor Bisla, City Planner
Planning and Economic Development

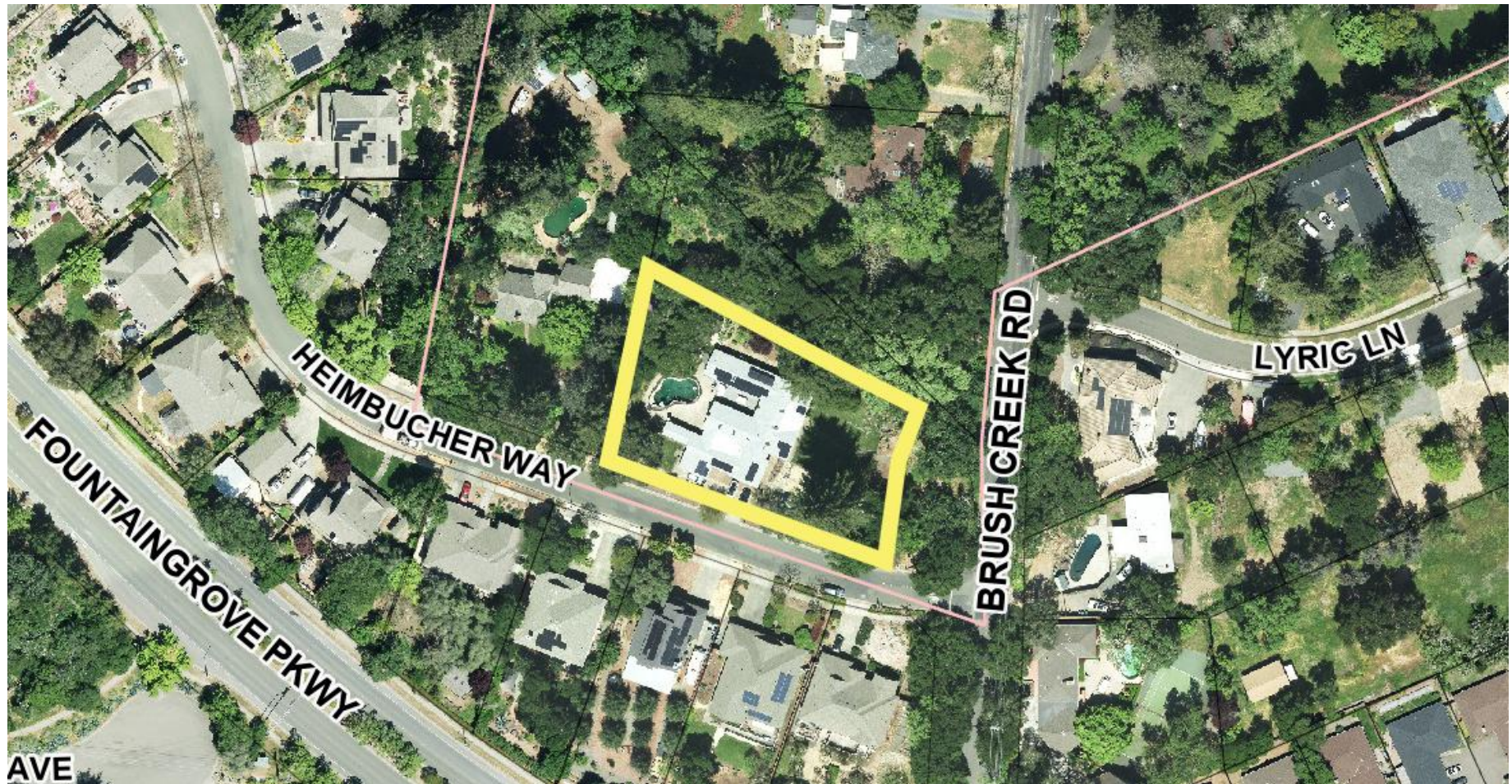
Project Description

- The property located at 2299 Brush Creek Road is currently unincorporated and adjacent to properties within the City's limits
- It is currently developed with a single-family dwelling on 0.57 acres
- Purpose of the annexation is to obtain City sewer and water service, to support the future construction of an accessory dwelling unit

Project Location

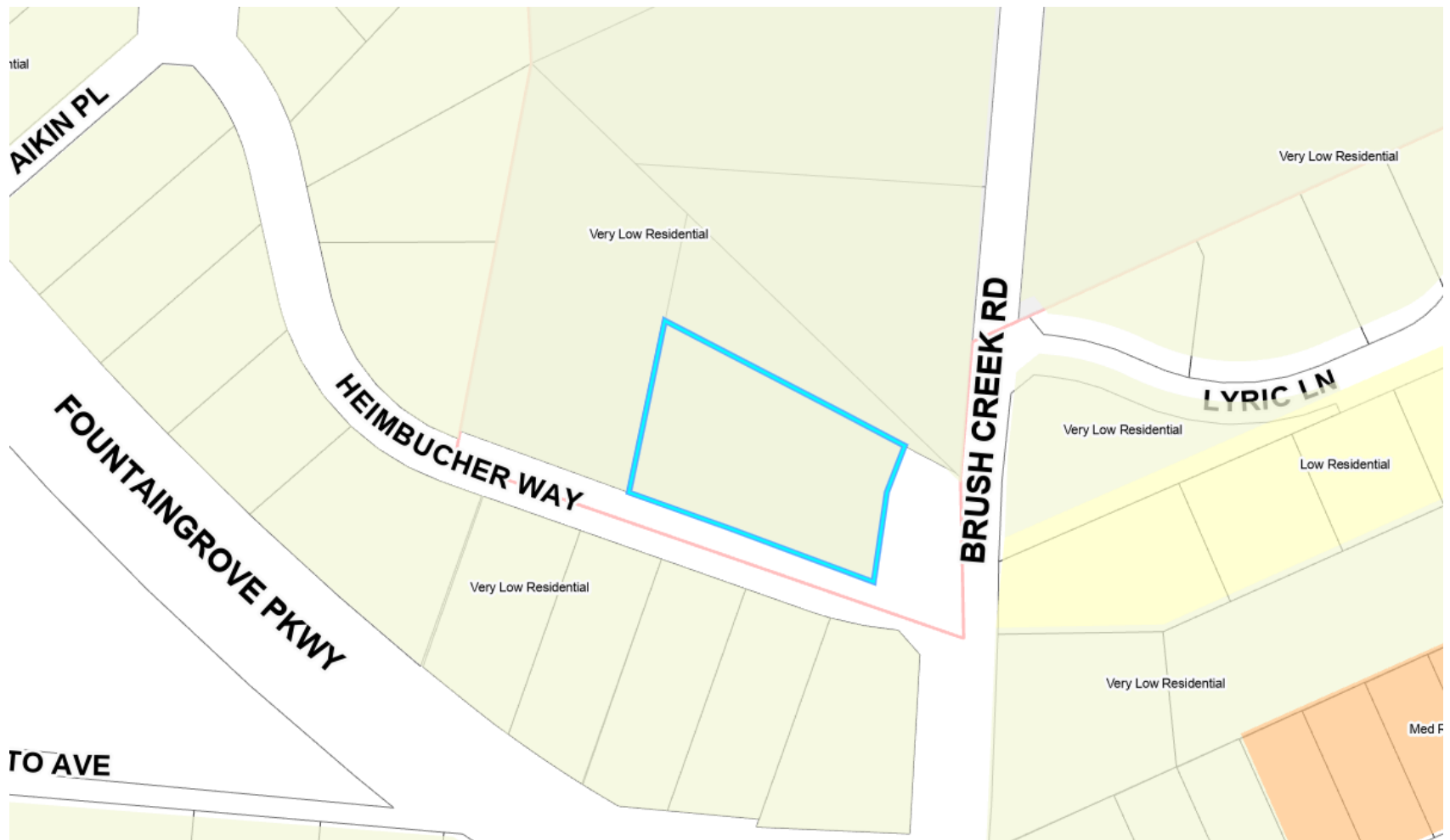


Subject Parcel



- June 24, 2024 – Application Submitted
- July 25, 2025 – Notice of Planning Commission Public Hearing Distributed
- August 14, 2025 – The Planning Commission adopted a resolution recommending that the City Council introduce an ordinance to prezone the subject property.

Very Low Density Residential



- RR (Rural Residential) is an implementing zoning district of the Very Low Density Residential General Plan land use designation
- The property is proposed to be prezoned to RR-20, consistent with Zoning Code lot size requirements (20,000 SF minimum)

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

- **Section 15183** - Rezoning is consistent with the General Plan.
- **Section 15319** - Future annexation of existing private structures developed to the density allowed under the rezoning classification.

- An inquiry about why only one parcel of the county island is proposed for rezoning and annexation

Recommendation

It is recommended by the Planning Commission and the Planning and Economic Development Department that the City Council introduce an ordinance to adopt a prezoning to amend the Zoning Map for the property at 2299 Brush Creek Road to the RR-20 (Rural Residential) zoning district, consistent with the Very Low Density Residential General Plan land use designation.

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