

ORDINANCE NO. ORD-2025-019

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PREZONING THE PROPERTY LOCATED AT 2299 BRUSH CREEK ROAD TO THE RURAL RESIDENTIAL (RR-20) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 182-030-031 – FILE NUMBER ANX24-001

THE PEOPLE OF THE CITY OF SANTA ROSA DO ENACT AS FOLLOWS:

Section 1. The Council finds, based on the evidence and records presented, that the RR-20 (Rural Residential) zoning district is appropriate for the Assessor's Parcel Number 182-030-031. The Council further finds and determines that:

- A. The proposed prezoning is consistent with the goals and policies of all elements of the City's General Plan in that the proposed prezoning to the RR-20 zoning district is consistent with the existing General Plan land use designation of Very Low Density Residential (0.2-2.0 dwelling units per acre); and
- B. The proposed prezoning would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, in that no physical changes are proposed as a part of this project and permissible future uses under the proposed RR-20 zoning district prezoning are compatible with the surrounding neighborhood in that the parcels are surrounded by similar residential development; and
- C. The site is physically suitable including the absence of physical constraints, access and compatibility with adjoining land uses, and provision of utilities for the proposed prezoning to the RR-20 zoning district.

Section 2. All conditions required by law have been satisfied and all findings with relation thereto have been made. Title 20 of the Santa Rosa Code is amended by amending the "Zoning Map of the City of Santa Rosa," as described in Section 20-20.020, so as to change the classification of Assessor's Parcel No. 182-030-031 (2299 Brush Creek Road) to the RR-20 zoning district.

Section 3. In addition to any other conditions that are deemed appropriate or necessary, any development approval for this property shall be expressly conditioned to require the applicant to fulfill 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.

Section 4. The proposed prezoning has been reviewed in compliance with the California Environmental Quality Act (CEQA), and qualifies for the following streamlining provisions and exemptions:

- CEQA Guidelines Section 15183 in that the proposed prezoning 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), certified 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. None of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply because the proposed rezoning would not have a cumulative impact with successive projects; there are no unusual circumstances that would cause the project to have a significant environmental effect; the project will not result in damage to scenic or historical resources; and the project site is not a hazardous waste site.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be invalid and/or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 6. Effective Date. This ordinance shall take effect on the 31st day following its adoption.

This ordinance was introduced by the Council of the City of Santa Rosa on November 18, 2025.

IN COUNCIL DULY PASSED AND ADOPTED this 2nd day of December, 2025.

AYES: (7) Mayor Stapp, Vice Mayor Okrepkie, Council Members Alvarez, Bañuelos, Fleming, MacDonald, Rogers

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

RECUSE: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney