CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
April 9, 2026

PROJECT TITLE

1977 Marsh Road Annexation and Sewer Connection

APPLICANT

Sandra Rush

ADDRESS/LOCATION

1977 Marsh Road

PROPERTY OWNER

Thomas and Margarete Sharp

ASSESSOR'S PARCEL NUMBER

036-035-011

FILE NUMBERS

PLN25-0580

APPLICATION DATES

December 17, 2025

APPLICATION COMPLETION DATES

March 16, 2026

REQUESTED ENTITLEMENTS

Pre-zoning

FURTHER ACTIONS REQUIRED

City Council adoption

PROJECT SITE ZONING

Existing: County

Proposed: RR-20

GENERAL PLAN DESIGNATION

Very Low Density Residential

PROJECT PLANNER

Hana Michaelson

RECOMMENDATION

Recommend adoption to City Council

Agenda Item #11.1
For Planning Commission Meeting of: April 9, 2026

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR WEEKS AND MEMBERS OF THE COMMISSION

FROM: HANA MICHAELSON, SENIOR PLANNER
PLANNING AND ECONOMIC DEVELOPMENT

SUBJECT: 1977 MARSH ROAD ANNEXATION AND SEWER CONNECTION

AGENDA ACTION: RESOLUTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, recommend to the City Council approval of a Pre-zoning of the property located at 1977 Marsh Road to the RR-20 (Rural Residential) zoning district.

EXECUTIVE SUMMARY

The applicant has submitted an application requesting to Pre-zone a 1.05-acre parcel for annexation into the City. The annexation would allow for future City sewer connections to support the construction of an accessory dwelling unit (ADU). The parcel is located on a shared private driveway accessed via Marsh Road and 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 is currently developed with 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 1977 Marsh Road for annexation into the City, to allow for future City sewer connections to support the construction of an ADU.

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.

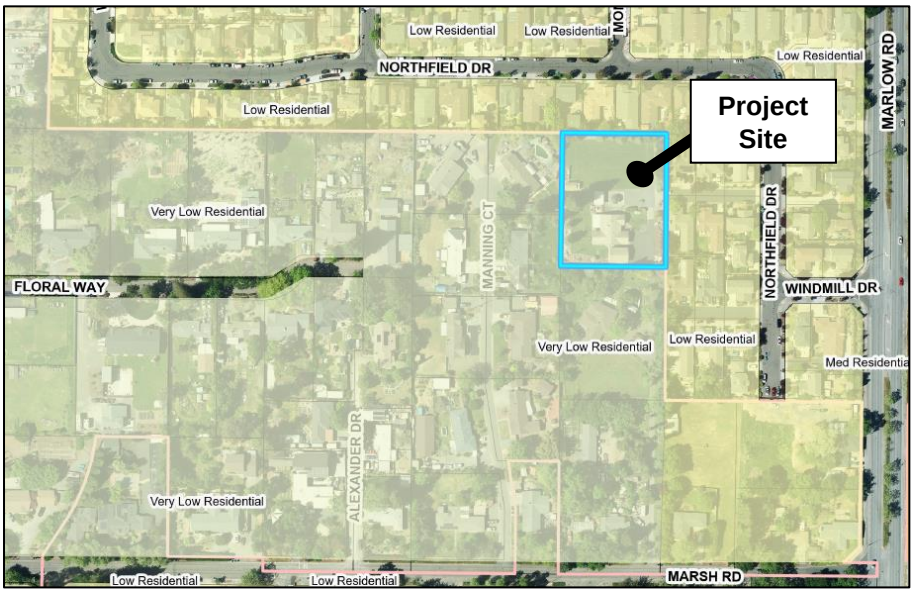
2. Surrounding Land Uses

North: Low Density Residential (2 to 8 units per acre). The area is developed with detached single-family homes within City limits.

South: Very Low Density Residential (0.2 to 2 units per acre). The area is developed with detached single-family residences within a county island.

East: Low Density Residential (2 to 8 units per acre). The area is developed with detached single-family homes within City limits.

West: Very Low Density Residential (0.2 to 2 units per acre). The area is developed with detached single-family residences within a county island.



3. Existing Land Use – Project Site

The property is currently developed with a single-family dwelling located at the end of a shared driveway accessed via Marsh Road.

4. Project History

In October 2025 and December 2025, Sonoma Local Agency Formation Commission (LAFCO) mailed sentiment surveys to 25 property owners within the surrounding county island. From these two mailings, fourteen responses were received, four of which expressed interest in annexation. LAFCO determined that the four interested properties were not situated in a way that would create a

logical annexation boundary. Because the subject parcel is eligible for annexation, LAFCO determined that a single-parcel annexation is appropriate.

On December 17, 2025, the Pre-zoning application was submitted for 1977 Marsh Road.

ANALYSIS

1. General Plan

The General Plan addresses issues related to the physical development and growth of Santa Rosa and guides the City's planning and zoning functions. The project site is designated Very Low Density Residential. This designation allows a density range from 0.2 to 2 units per acre and is primarily intended for single-family detached uses.

The project has been found consistent with the General Plan 2050, which was adopted on June 3, 2025. The following General Plan 2050 goals, policies, and actions are applicable to the proposed project:

Land Use and Economic Development	
Action 2-17: Allow annexations or City utility connections only if they do not adversely impact the City's fiscal viability, environmental resources, infrastructure and services, and quality of life.	**Consistent.** The property proposed for Pre-zoning is adjacent to City limits and within the Urban Growth Boundary. Adequate infrastructure and services are available in the area, and the annexation will not have any adverse impacts on the City.
Action 2-18: 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.	**Consistent.** Sentiment surveys were mailed by LAFCO in October 2025 and December of 2025, from which LAFCO determined the four interested parcels were not situated in a way that would create a logical annexation boundary and determined that a single parcel annexation is appropriate.

Housing Element	
Program H-5: Promote ADU construction as a housing mobility opportunity.	**Consistent.** The proposed Pre-zoning for annexation will enable future connection to city sewer services, to allow the future construction of an ADU.

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 received one inquiry from an adjacent neighbor in the county island asking if the future sewer and water lines would be large enough in size to also allow for connection by the neighbors, and what costs might be associated with this. The question was answered by Water Engineering Services who provided the requested information. No further issues or comments were raised.

4. 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. Any future sewer and/or water connections would be paid for by the applicant.

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 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 particular 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. In compliance with AB 2904, a 20-day notification was provided through various methods: posting an on-site sign, publishing a notice in the Press Democrat, mailing notices to surrounding property owners and occupants, sending electronic notices to parties interested in projects within this area of Santa Rosa, and posting notices on the City Hall bulletin board and 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 – Sonoma LAFCO Communication
Attachment 7 – Public Comment

Resolution

CONTACT

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