RESOLUTION NO. PC – RES – 2026-015

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL PREZONE THE PROPERTY LOCATED AT 1977 MARSH ROAD TO THE RURAL RESIDENTIAL (RR-20) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 036-035-011 - FILE NUMBER PLN25-0580

WHEREAS, in October 2025 and December 2025, Sonoma LAFCO mailed sentiment surveys to 25 property owners within the surrounding county island. From these two mailings, LAFCO received fourteen responses, four of which expressed interest in annexation. LAFCO determined that the four interested parcels 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; and

WHEREAS, on December 17, 2025, a Pre-zoning application requesting that 1977 Marsh Road (Assessor's Parcel No. 036-035-011) be pre-zoned for annexation into the City of Santa Rosa was submitted to the Planning and Economic Development Department; and

WHEREAS, on April 9, 2026, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to determine the appropriate boundary and appropriate and proper pre-zoning designation 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 pre-zoning 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 1977 Marsh 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 pre-zoning to the 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 (Pre-zoning) and 20-64-050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

A. The proposed pre-zoning 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 annexation when it does not adversely affect the City's viability, environmental resources, infrastructure and services, or quality of life. The project site is adjacent to City limits, within the Urban

Growth Boundary, and infrastructure and services are available nearby; and Action 2-18 supports coordination with Sonoma LAFCO to survey property owners in county islands to evaluate annexation feasibility. LAFCO completed the required sentiment survey and supports this single-parcel annexation because the four surrounding area property owners that expressed interest in annexation were not situated in a manner that would create a logical annexation boundary, and because the subject parcel is eligible for annexation, LAFCO determined that a single-parcel annexation was appropriate; and Housing Element Program H-5 promotes accessory dwelling unit (ADU) construction as a housing mobility opportunity. The proposed pre-zoning would allow connection to City sewer, supporting a future ADU. The proposed project site is not subject to a specific plan; and

B. The proposed pre-zoning would not be detrimental to the public interest, health, safety, convenience or welfare of the City. The proposed RR-20 zoning district is consistent with the Very Low Density Residential General Plan land use designation. The RR-20 zoning district would permit 20,000-square-foot parcels. The applicant is seeking annexation in order to connect to City sewer services for the existing single-family dwelling on the site, and support the future development of an ADU, which is permitted by-right on residential properties; and

C. 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 connections would support future construction of an ADU. The site is surrounded by low density and rural residential development; and

D. 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 Environment Impact Report (EIR), adopted by City Council Resolution No. 2025-090, dated June 3, 2050, 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 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 pre-zoning 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 pre-zoning 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 pre-zoning of property located at 1977 Marsh Road, described as Assessor's Parcel Number 036-035-011 to the RR-20 (Rural Residential) zoning district.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 9th day of April 2026, by the following vote:

AYES: (1) Chair Weeks, Vice Chair Duggan, Commissioner Carter, Cisco, Horton, Sanders

NOES: (0)

ABSTAIN: (0)

ABSENT: (1) Commissioner Pardo

APPROVED: Karen Weeks (Apr 10, 2026 11:47:13 PDT)
KAREN WEEKS, CHAIR

ATTEST: Jessica Jones
JESSICA JONES, EXECUTIVE SECRETARY

Resolution No. PC - RES - 2026-015

Final Audit Report 2026-04-10

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ORDINANCE NO. ORD-2026-009

ORDINANCE OF THE COUNCIL OF THE CITY OF SANTA ROSA PRE-ZONING THE PROPERTY LOCATED AT 1977 MARSH ROAD TO THE RURAL RESIDENTIAL (RR-20) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 036-035-011 – FILE NUMBER PLN25-0580

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 036-035-011. The Council further finds and determines that:

A. The proposed Pre-zoning is consistent with the goals and policies of all elements of the City's General Plan in that the proposed Pre-zoning 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 Pre-zoning 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 Pre-zoning 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 Pre-zoning 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. 036-035-011 (1977 Marsh 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 Pre-zoning 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 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), certified 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 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 a prezoning for a future 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.

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 May 12, 2026.

IN COUNCIL DULY PASSED this 2nd day of June, 2026.

AYES: (6) Mayor Stapp, Vice Mayor Okrepkie, Council Members Alvarez, Bañuelos, MacDonald, Rogers

NOES: (0)

ABSENT: (1) Council Member Fleming

ABSTAIN: (0)

RECUSE: (0)

ATTEST: Rhonda Bolla
Deputy City Clerk

APPROVED: Mark Stapp
Mark Stapp (Jun 5, 2026 13:50:04 PDT)
Mayor

APPROVED AS TO FORM:
Chief Assistant City Attorney

CC-ORD-2026-009

Final Audit Report 2026-06-05

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City of Santa Rosa

CERTIFICATION
SANTA ROSA CITY COUNCIL
ORDINANCE NO. ORD-2026-009

STATE OF CALIFORNIA)
COUNTY OF SONOMA) ss.
CITY OF SANTA ROSA)

I, RHONDA BOLLA, City Clerk of the City of Santa Rosa, California, do hereby certify that the foregoing ordinance, published and posted in compliance with State law Government Code 40806 and Santa Rosa City Charter Section 8, was duly introduced on May 12, 2026 by the City Council of Santa Rosa at a regular meeting of said Council, and adopted on June 2, 2026 at a regular meeting by the City Council of Santa Rosa.

Rhonda Bolla

Rhonda Bolla, Deputy City Clerk
City of Santa Rosa, California