



City of Santa Rosa

City Hall, Council
Chamber
100 Santa Rosa Ave
Santa Rosa, CA

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED APRIL 24, 2025

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBERS LOCATED AT 100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED).

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW;

**2. VIA ZOOM BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/J/82970108050](https://srcity-org.zoom.us/j/82970108050), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 829 7010 8050;**

3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND

4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

Public Comment may be made live, in-person, during the meeting in the Council Chamber or submitted in advance via email at planningcommission@srcity.org by 5:00 pm the Wednesday before the Planning Commission Meeting. Any written correspondence will be included in the agenda before the meeting begins.

IN THE EVENT A PLANNING COMMISSIONER PARTICIPATES REMOTELY BASED ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES PURSUANT TO AB 2449, THE PLANNING COMMISSION WILL ALSO ALLOW FOR PUBLIC COMMENT THROUGH THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.

4:30 P.M. - REGULAR SESSION

1. CALL TO ORDER AND ROLL CALL

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

To consider and take action on any request from a Board Member to participate in a meeting remotely due to Just Cause or Emergency Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

3. APPROVAL OF MINUTES

3.1 Draft Minutes - April 10, 2025.

Attachments: [Draft Minutes - April 10, 2025](#)

4. PUBLIC COMMENTS

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

The Planning Commission is charged with carrying out the California Planning and Zoning Laws in the City of Santa Rosa. Duties include implementing of plans, ordinances and policies relating to land use matters; assisting in writing and implementing the General Plan and area plans; holding public hearings and acting on proposed changes to the Zoning Code, Zoning Map, General Plan, tentative subdivision maps, and undertaking special planning studies as needed.

5.2 COMMISSIONER REPORTS

5.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION OR RECUSAL

8. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

11.1 PUBLIC HEARING - SANTA ROSA GENERAL PLAN 2050 FINAL EIR, GENERAL PLAN 2050 AND SPECIFIC PLAN AMENDMENTS

BACKGROUND: The Final Environmental Impact Report (FEIR) evaluates the potential impacts of the General Plan 2050, including the Greenhouse Gas Reduction Strategy, the General Plan Errata, and associated Specific Plan Amendments, together referred to as the “Project”. An EIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of a proposed Project. The EIR also considers the availability of mitigation measures to minimize significant impacts and evaluates reasonable alternatives to the proposed Project. Santa Rosa’s General Plan plays the foundational role in regulating land use in the city; it is the top-level planning document, providing direction for all zoning regulations, ordinances, guidelines, and area or specific plans. The General Plan 2050 Final EIR has been available for a 10-day review period prior to the Planning Commission making a recommendation regarding certification. The proposed General Plan 2050, including the Communitywide Greenhouse Gas Reduction Strategy, the General Plan 2050 Errata, and the associated Specific Plan Amendments, have also been available for a 10-day period prior to the Planning Commission making a recommendation regarding adoption of the Project.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, recommend to the City Council 1) certification of the Final Environmental Impact Report (FEIR) and approval of the Statement of Overriding Considerations, Findings of Fact, and Mitigation Monitoring and Reporting Program; and 2) adoption of General Plan 2050 and associated Specific Plan amendments.

Attachments: [Staff Report](#)
[Attachment 1 - General Plan 2050 EIR \(Draft and Final\)](#)
[Attachment 2 - General Plan 2050, including the Communi](#)
[Attachment 3 - General Plan Errata](#)
[Attachment 4 - Public Comments](#)
[Attachment 5 - Board of Forestry and Fire Protection Review](#)
[Attachment 6 - Specific Plan Amendments](#)
[Attachment 7 - Existing Conditions Report](#)
[Attachment 8 - Community Involvement Strategy](#)
[Attachment 9 - Alternatives Workbook](#)
[Attachment 10 - Preferred Alternative Diagram](#)
[Resolution 1](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Resolution 2](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Presentation](#)
[Resolution 2 - Redline Revised \(Uploaded 4-24-25\)](#)
[Resolution 2 - Final Revised -Clean Version \(Uploaded 4-2](#)
[Resolution 2 - Exhibit B Redline Revised \(Uploaded 4-24-2](#)
[Resolution 2 - Exhibit B Final Revised - Clean Version \(Up](#)
[Late Correspondence \(Uploaded 4-24-25\)](#)

12. ADJOURNMENT

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

Planning Commission

- FINAL-REVISED

APRIL 24, 2025

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 707-543-4646 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.