



General Plan and Inclusionary Housing Annual Review for 2025

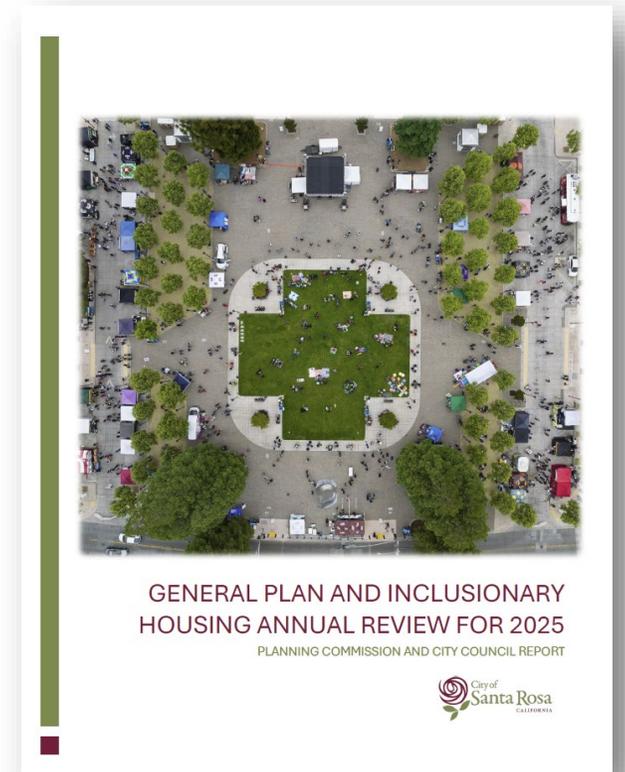
March 24, 2026

Planning and Economic
Development Department

Sachnoor Bisla
City Planner

Background: Annual Review Report

- ✓ Inform the public and decision makers about progress in implementing the General Plan and achieving City goals
 - ✓ Includes annual review of the Inclusionary Housing Ordinance
- ✓ Required to provide report to the State Office of Land Use and Climate Innovation (LCI) and the Department of Housing and Community Development by April 1st each year
- ✓ Request to waive Council Policy 200-001 and allow Council and Planning Commission to review Annual Report separately



Background: General Plan 2050

General Plan 2050 adopted by Council on June 3, 2025

- ✓ Describes City’s aspirations and identifies strategies for managing growth, preservation, and change
- ✓ Provides policy framework to guide decision-making and funding of public improvement projects, including parks and streets
- ✓ Contains seven chapters covering numerous elements, and goals, policies, and actions

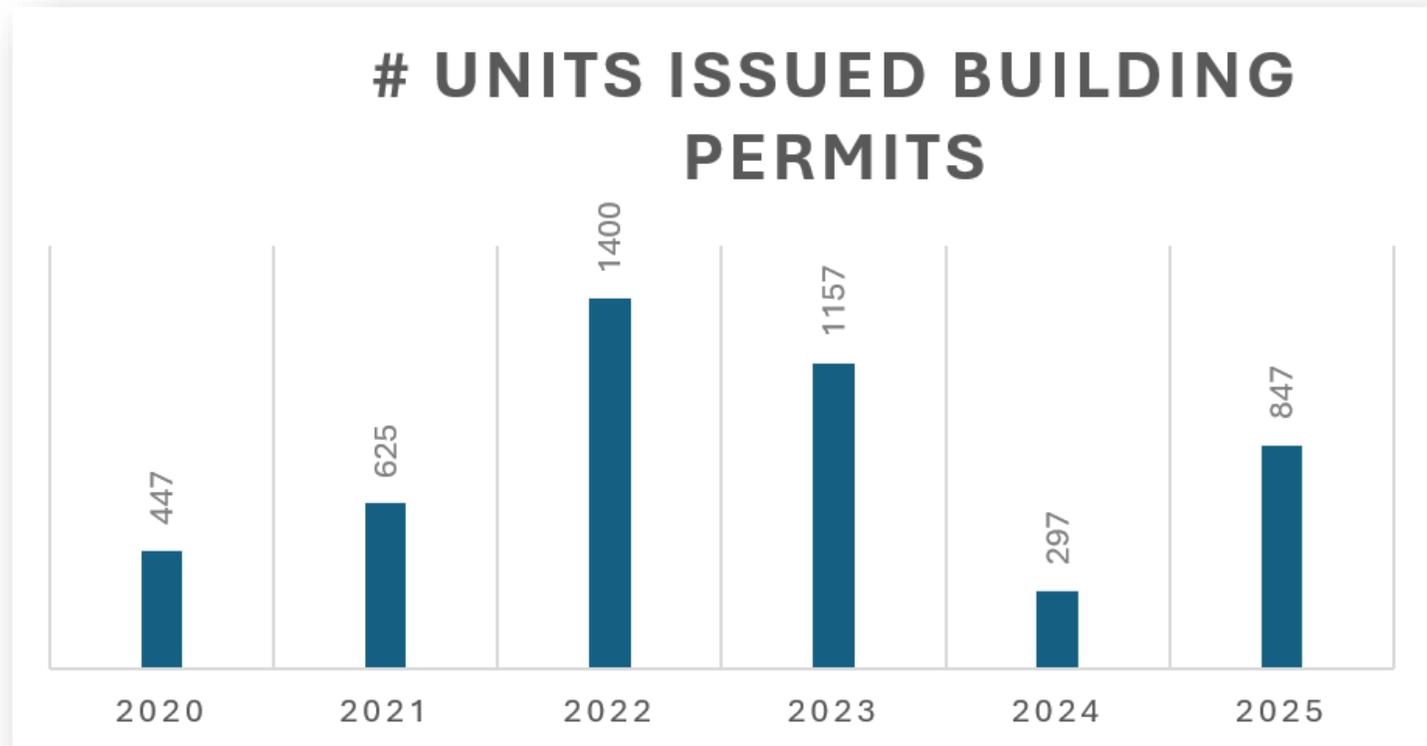
Chapters		<input checked="" type="checkbox"/> Required	<input type="checkbox"/> 2035 GP	<input type="checkbox"/> New, not required
CHAPTER 1 INTRODUCTION				
CHAPTER 2 LAND USE AND ECONOMIC DEVELOPMENT				
				
CHAPTER 3 CIRCULATION, OPEN SPACE, CONSERVATION, AND GREENHOUSE GAS REDUCTION				
				
				
				
CHAPTER 4 URBAN DESIGN, CULTURAL AND TRIBAL CULTURAL RESOURCES, HISTORIC PRESERVATION, AND ART AND CULTURE				
				
				
				
				
CHAPTER 5 SAFETY, CLIMATE RESILIENCE, NOISE, AND PUBLIC SERVICES AND FACILITIES				
				
				
				
CHAPTER 6 HEALTH, EQUITY, ENVIRONMENTAL JUSTICE, AND PARKS				
				
				
				
				
CHAPTER 7 HOUSING				

Housing Element: Population & New Units

178,452 residents as of January 1, 2025 - 0.8 percent increase from 2024

847 residential units issued building permits:

- 739 Multi-Family Units
- 61 Single-Family Dwellings
- 47 Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs)



Housing Element: Regional Housing Needs Allocation (RNHA)

Units Issued Building Permits by Income Category

2023 – 2031 (6th RHNA Cycle)

Income Category	Very Low	Low	Moderate	Above Moderate	Total
2025 Units Issued	64	60	15	708	847
2022* - 2024 Units Issued	327	358	75	1,865	2,625
Total Units Issued in 6th Cycle*	391	418	90	2,573	3,472
RHNA Objectives	1,252	701	771	2,602	5,326
Total Remaining RHNA by Income Level	861	283	681	29	1,854

*The Housing Element 6th Cycle period for RHNA began June 30, 2022, and includes units that were issued up until January 31, 2023. Units permitted during this timeframe count toward the 6th Cycle RHNA.

Inclusionary Housing Ordinance

- Ordinance adopted in 2019 to expand the housing available to lower income households
- 661 qualifying units subject to compliance with requirements
- 186 units exempt units including: Accessory Dwelling Units (ADUs) and lower income units
- 23 allocated units provided (20 units for very-low-income households, two units for low-income households, and one unit for moderate income households)
- \$1,436,870 in fees collected: \$1,257,641 in Housing Impact Fees, and \$179,229 in Commercial Linkage fees
- No land dedicated to the City in 2025 to comply with the requirements
- Staff continued implementation of Ordinance without issues; no recommended changes

Housing Element: Residential Projects Under Construction



Lance Drive (Phase One)

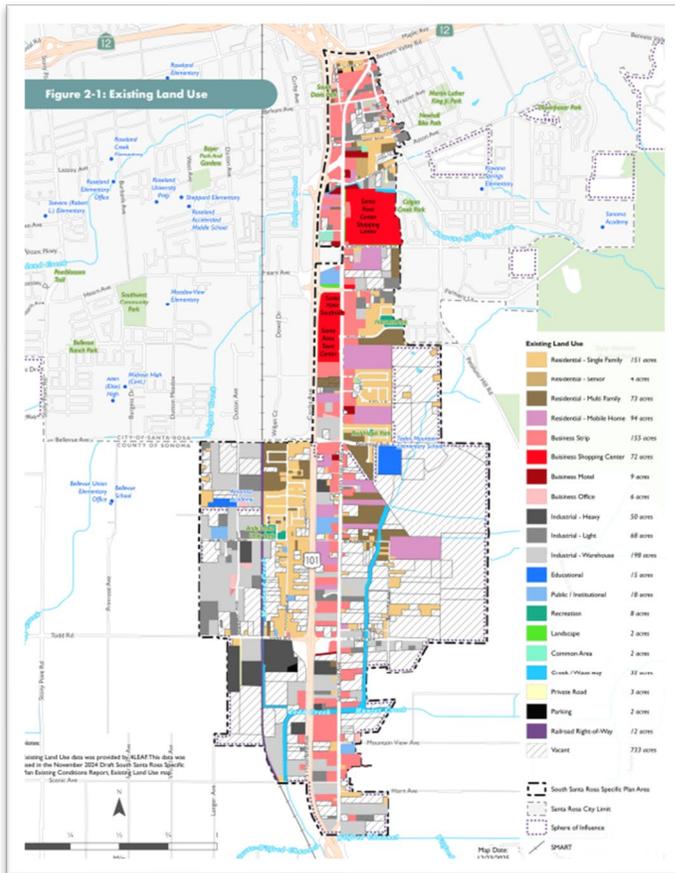
- 372 multi-family units
- 20 very-low income units



Casa Roseland (Tierra De Rosas)

- 75 multi-family units
- 30 very-low income
- 44 low-income units
- 1 manager unit

Land Use: Policy Projects and New Developments



South Santa Rosa Specific Plan: In Progress



Stonehouse Inn: In Planning Review



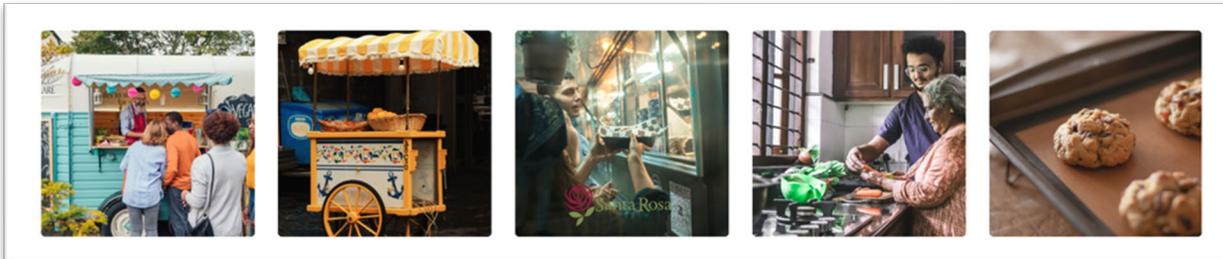
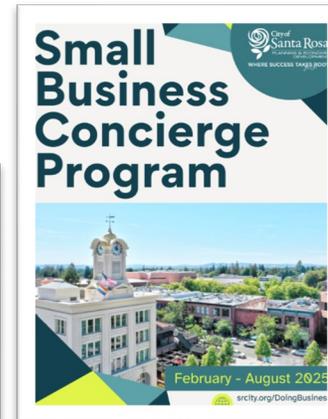
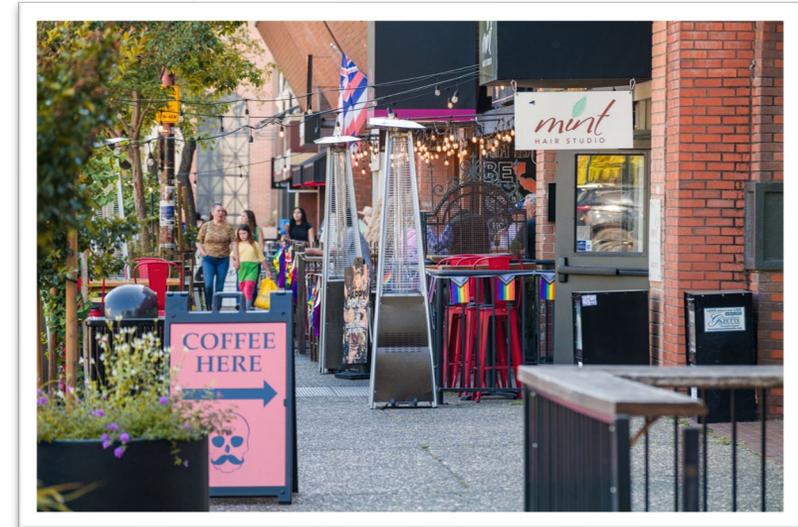
Dave & Busters: Constructed



Ceres Community Project: Constructed

Economic Development: Policy Projects and New Developments

- Completion of United Soccer League USL Market Opportunity Report
- Exploration of Entertainment Zones in Downtown
- Development of Conditional Use Permit Streamlining Ordinance
- Creation of comprehensive business services



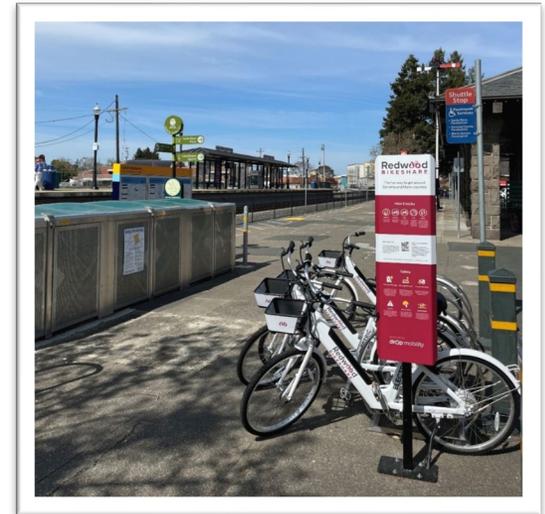
Economic Development: New Investments

- Implemented ongoing surveys and quarterly economic reporting to monitor district-level trends, business challenges, and service gaps
- Established the Downtown Enhanced Infrastructure Financing District (EIFD) as long-term tool to fund infrastructure investments to catalyze private development and enhance walkability & sustainability
- Formed partnerships with Small Business Development Center and GoLocal



Circulation: Transit Network & Active Transportation

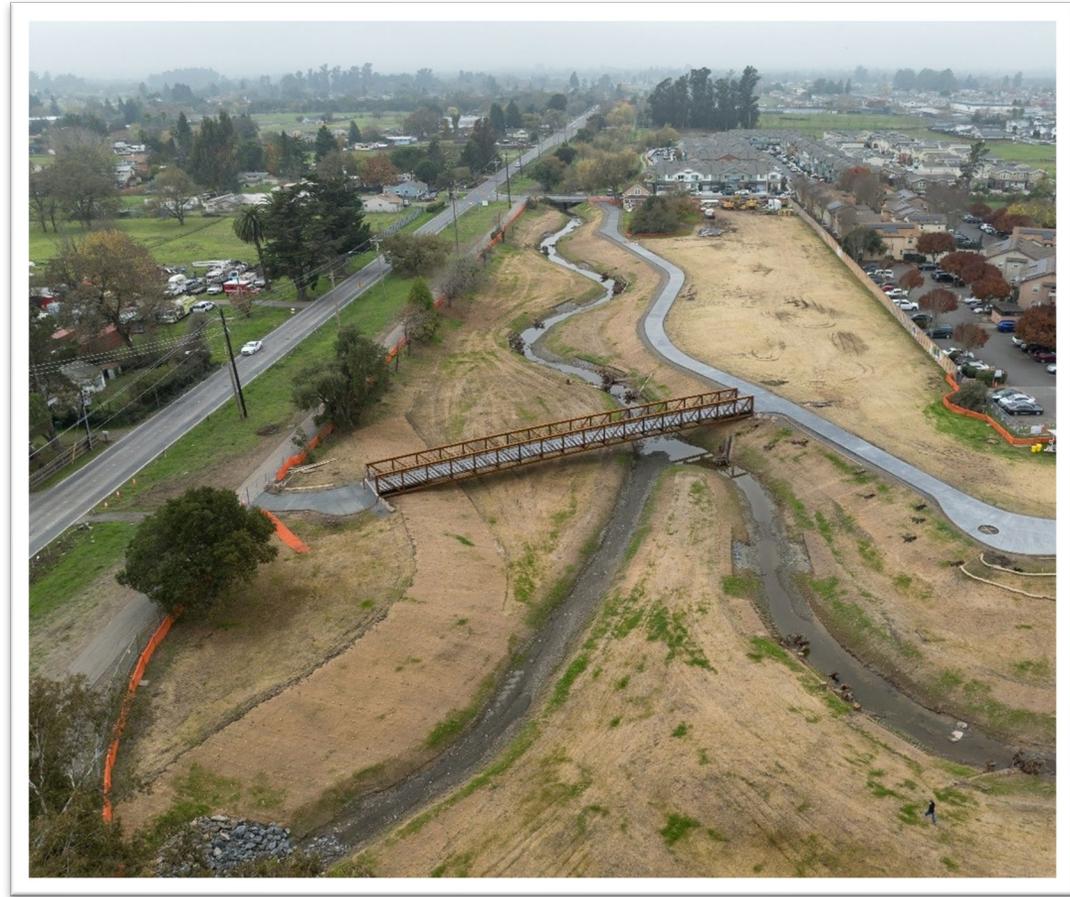
- Pilot transit maps and signs installed to improve wayfinding between from the Transit Mall to the downtown SMART Station
- Successful Youth Unlimited Rides & Unlimited Ridership programs to incentivize transit use continued
- Active Transportation Plan adopted by Council in July 2025
- Received several grants in 2025 to fund transportation safety projects
- Redwood Bikeshare program launched



Open Space & Conservation: Creek Stewardship and Restoration

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- Construction started on Phase 3 of Colgan Creek Restoration
 - Increase flood protection, enhance habitat, improve water quality, and provide recreational opportunities
- Continuation of Creek Stewardship Program to care for more than 100 miles of creeks within the Urban Growth Boundary



Open Space & Conservation: Greenhouse Gas Emissions

Council adopted the General Plan 2050

- Includes a Greenhouse Reduction Strategy to reduce GHG emissions by specified targets

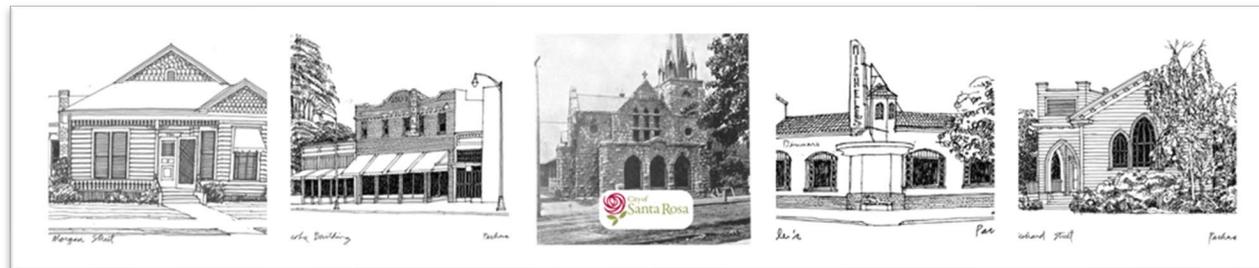
Planning and Water staff established process to create a public-facing dashboard featuring:

- Citywide GHG inventories dating back to 1990
- Tracking of all 17 GHG Reduction Strategy measures, organized by implementing programs
- Program-level details, including status, responsible department/division, and relevant updates, to be updated quarterly



Historic, Cultural Resources, and Tribal Cultural Resources

- The Cannery at Railroad Square
 - 128 units, 100% affordable
 - Preserves historic Del Monte Cannery building walls
- Relaunched Self-guided Historic Walking Tours in December 2025
- Ongoing collaboration and consultation with Federated Indians of Graton Rancheria and Lytton Rancheria



Art & Culture

Expanded use of temporary public art to activate public spaces, support artists, and foster community connection

Installed a Temporary Art Walk in October 2025 for a two-year period, extending from downtown through Railroad Square

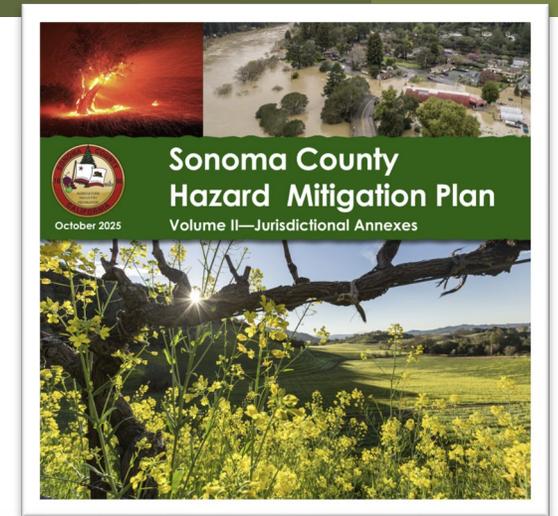
Launched Arts Roundtable to establish a non-governmental advisory framework that encourages open community dialogue



Safety and Climate Resilience

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- Updates to the City's Wildland Urban Interface (WUI) Boundary
- Commencement of update to Community Wildfire Protection Plan
- Completed Public Draft of Multi-Jurisdiction Hazard Mitigation Plan update
- Collaboration with FEMA on Preliminary Flood Maps for Santa Rosa Creek Watershed
- Finalized contract to conduct evacuation analysis
- Strengthened emergency preparedness, coordination and operational readiness



Public Services: Police Protection and Fire Services

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- Downtown Substation opened at the Santa Rosa Plaza to enhance presence in the area
- SRPD continues to oversee inRESPONSE Mental Health Support Team program
- SRPD response times to Priority 1 Incidents in 2025 represented a 5% improvement over previous year
- SRFD experiencing increasing volume of calls for service - approximately 12% increase over the past three years
- A Standards of Cover and Community Risk Assessment for the Fire Department currently underway
- Construction of Fire Station 5 completed



Public Services & Facilities: Water and Wastewater

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- Water use efficiency programs and state and local requirements have resulted in a 50% decrease in demand for potable water over the past 35 years
 - 177 gallons per capita per day in 1990 to 88 in 2025
- Laguna Treatment Plant is undergoing upgrades to the disinfection system. Once completed, the system will be able to disinfect a peak flow of 70 million gallons per day



Health, Equity & Environmental Justice

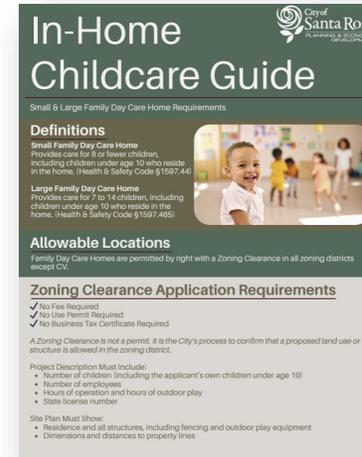
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- Health impact assessments required for large nonresidential projects in Equity Priority Areas to address potential health impacts
- Implemented Tobacco Retail License program capping the number of tobacco retailers
- Advanced Conditional Use Permit streamlining draft ordinance, including reduced permitting requirements for grocery stores; scheduled for Council consideration in April 2026



Children & Families

- Partnered with regional childcare agencies to identify barriers and created a guide to help residents launch licensed home-based childcare businesses, supporting families and workforce stability
- Violence Prevention Partnership developed and launched the Street Outreach and Crisis Response Team in January 2025, and the Teen Culinary Job Training Pilot Program in June 2025



Parks & Recreation

Dutch Flohr Neighborhood Park in Northwest Santa Rosa underwent a complete renovation

Plans for major court renovation projects at both Howarth and Galvin Community Parks were finalized and approved

Martin Luther King Jr. Neighborhood Park Master Plan approved by Council in February 2026

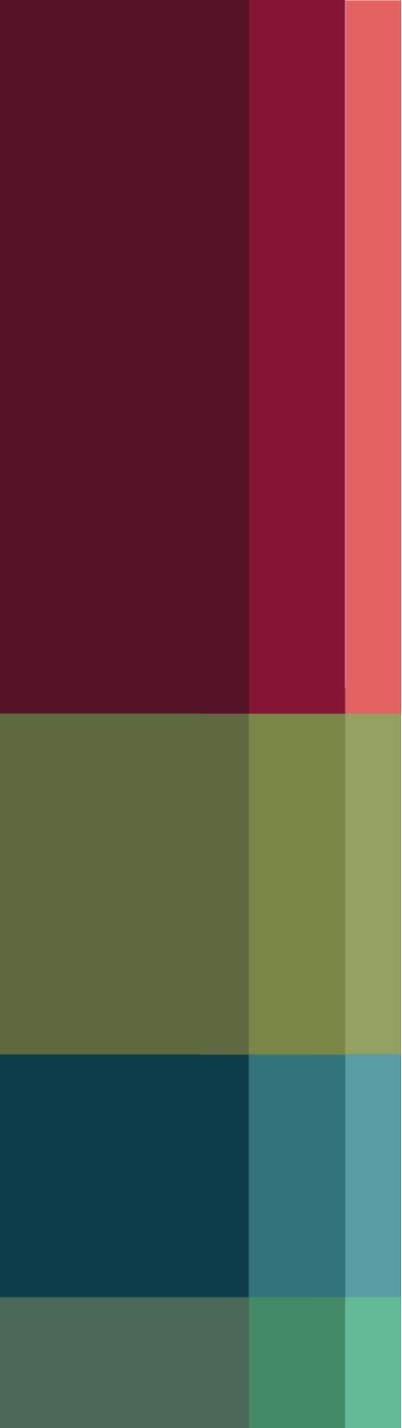
Initial segment of Roseland Creek Trail pathway installed improving bike and pedestrian connection across future Roseland Community Park site to access nearby schools



Recommendation

The Planning and Economic Development Department recommends that Council, by motion:

- 1) Waive the Council Policy 200-01 requirement for a joint study session with the Planning Commission to review the status and implementation of the General Plan; and
- 2) Review and accept the General Plan and Inclusionary Housing Annual Review Report for 2025.



Questions?