

## **Exhibit ‘A’**

### **RECOMMENDED CHANGES TO THE DRAFT ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN**

1. **General Document Text Changes**

Eliminate the reference to “Appendix A” on page 3-11 of the Draft Specific Plan by deleting the second sentence of Section 3.3, and eliminate any other references to appendices in the document that do not apply.

2. **Appendices**

Add the Community Workshop, Steering Committee and Technical Advisory Committee meeting minutes and summaries as an appendix to the Specific Plan, and add a reference to the appendix in the Table of Contents.

Add the following sentence to the end of the first paragraph on page 1-9, under Section 1.7:

“Summaries of each Technical Advisory Committee and Steering Committee meeting, as well as all four of the Community Workshops are included in Appendix A.”

3. **Add the following language to Specific Plan Section 1.2, Purpose of this Plan:**

“The purpose of this Specific Plan is to support a unified, vital, healthy, and livable Roseland community. The area’s designation as a Priority Development Area supports walkable, bikeable, and transit-rich neighborhoods by increasing the number and proximity of residents to amenities, schools, parks, and jobs. The plan aims to do this by improving connectivity, concentrating areas of activity, and enhancing the physical environment. The Specific Plan is intended to guide private development and public investment over the next 20 to 25 years.

This Specific Plan, in conjunction with the Santa Rosa General Plan and the Zoning Code, provides a framework for development of properties consistent with the vision and goals outlined in the document. This Plan also provides opportunities for streamlined California Environmental Quality Act (CEQA) review. The Environmental Impact Report (EIR) that was prepared for this Plan may facilitate environmental review for projects that are consistent with this Plan. In addition, some projects may qualify for streamlining due to location in a transit priority area or as an infill project.”

4. Table 3-1: Land Use Designations

On page 3-5, add the Very Low Density Residential land use designation, and the associated density and description, to Table 3-1: Land Use Designations, as follows:

Land Use	Density/Intensity	Description
Very Low Density Residential	0.2-2 units/gross acre	Detached single-family

5. Land Use and Housing, Table 3-3: Development Potential by Land Use Type

Replace Table 3-3, on page 3-11 of the Draft Specific Plan with the following table:

Land Use Type	Existing Conditions	Development Potential	Buildout
<b>Retail</b>	963,332	534,566	1,497,898
<b>Office</b>	38,203	3,097	41,300
<b>Industrial</b>	1,949,718	321,014	2,270,732
<b>Institutional</b>	79,576	20,000	99,576
<b>Residential</b>	5,250	3,602	8,852
<b>Single Family</b>	3,401	2,358	5,759
<b>Multi-Family</b>	1,849	1,244	3,093

6. Figure 4-3: Pedestrian and Bicycle Network

Change the “Proposed Class 1 Bike Path” over Highway 101, at Earle Street, to “Existing Class 1 Bike Path”, as it is an existing structure.

7. Policy RET-3.1

Amend Policy RET-3.1, page 3-12, as follows:

**“RET-3.1** Preserve the rich cultural uniqueness and sense of place as new development occurs through encouragement of site and architectural design that is unique to the Roseland area.”

8. Policy RET-3.2

Amend Policy RET-3.2, page 3-12, as follows:

**“RET-3.2** Preserve the local character and maintain existing businesses in the plan area by promoting and encouraging locally run businesses, and working with existing businesses to ensure that they remain viable and thrive.”

9. Policy SR-2.4

Amend Policy SR-2.4, page 3-13, as follows:

**“SR-2.4** Respect the small scale of existing local businesses and avoid ‘strip mall’ type development that lacks character. All new development or redevelopment of retail businesses shall be designed to meet the requirements of the Retail Centers & Commercial Districts section of the Santa Rosa Design Guidelines.”

10. Add Policy to Goal ED-1

Add the following Policy to Goal ED-1, page 3-14, related to promotion of economic activity and supporting of local businesses:

**“ED-1.7** Encourage property owners to seek innovative solutions to resolve soil and ground water contamination in the Plan area, including seeking grants or partnering with other entities.”

11. Add Policy to Goal PBN-2

Add the following Policy to Goal PBN-2, page 4-15, related to designing safe and comfortable pedestrian and bicycle facilities:

**“PBN-2.7** Discourage additional vehicular crossings of the Joe Rodota Trail, between Stony Point Road and Olive Street. To the extent possible, all new development and redevelopment shall be designed to utilize existing crossings of the Joe Rodota Trail, at Dutton Avenue, Roseland Avenue or Stony Point Road, or the proposed crossings already identified in the Santa Rosa General Plan 2035 (at the future extension of West Avenue and the proposed street located between Stony Point Road and Hampton Way).”