

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: GABE OSBURN, PLANNING AND ECONOMIC DEVELOPMENT
DEPARTMENT DIRECTOR
SUBJECT: GENERAL PLAN AND INCLUSIONARY HOUSING ANNUAL
REVIEW REPORT FOR 2025

AGENDA ACTION: MOTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the 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. This item has no impact on current fiscal year budget.

EXECUTIVE SUMMARY

Each year, the Planning Commission and City Council review the progress made toward implementation of the General Plan during the prior calendar year. The General Plan Annual Review and Inclusionary Housing Report for 2025 (Annual Review Report), is included as Attachment 1. The Annual Review Report provides an overview of progress made last year toward achieving General Plan goals, policies and actions and reviews the implementation of the Inclusionary Housing Ordinance as required by the City Code.

GOAL

This item relates to a legal mandate, Government Code Section 65400, which requires the City to prepare and submit an annual report progress report on the status and implementation of its General Plan. The annual report is required to be provided to the City's legislative body prior to April 1st of each year.

BACKGROUND/PRIOR COUNCIL REVIEW

Not applicable.

ANALYSIS

General Plan and Inclusionary Housing Ordinance Annual Review Report for 2025

The General Plan 2050 is Santa Rosa's primary policy document that directs future growth and development, and guides how the City provides services and infrastructure. Consistent with the requirements of Government Code Section 65400, the Annual Review Report summarizes the City's progress in implementing each chapter of General Plan 2050, covering both required and optional elements organized by related topics.

- Land Use and Economic Development – The goals, policies and actions within this chapter reinforce local pride, aim to attract new business, retain and grow existing businesses, and bolster the vitality of the City as a whole. This chapter supports thoughtful land use planning and economic development strategies to enhance and build on neighborhood assets, address current challenges, improve fiscal stability, increase personal opportunity, and improve the quality of life for Santa Rosa residents.
- Circulation, Open Space, Conservation, and Greenhouse Gas Reduction - This chapter addresses circulation, open space, resource conservation, and greenhouse gas (GHG) emissions. It reinforces the relationship between transportation choices and quality of life and environmental health and outlines the community benefits of the City's open spaces, including habitat preservation, recreation, and hazard mitigation. The chapter also covers conservation of natural resources, including air quality, biological resources, energy, and agricultural lands, and integrates GHG reduction strategies throughout the General Plan.
- Urban Design, Cultural and Tribal Cultural Resources, Historic Preservation, and Art and Culture - This chapter considers some of the key characteristics that contribute to Santa Rosa's sense of place. Goals, policies, and actions in this chapter implement the community vision by supporting the preservation of historic assets and Tribal cultural resources, and by using design standards and public art to shape the form and feel of neighborhoods and gathering spaces.
- Safety, Climate Resilience, Noise, and Public Services and Facilities - This chapter focuses on ensuring that Santa Rosa is resilient to hazards and is equipped to recover from future hazard events, including earthquakes and wildfires. Goals, policies and actions of this chapter focus on maintaining community members' quality of life through climate resilience and public services and facilities.

- Health, Equity, Environmental Justice, and Parks - This chapter focuses on promoting physical and mental health, equity, and environmental justice. With the 2016 passage of Senate Bill 1000, the Planning for Healthy Communities Act, environmental justice is now a mandatory element of the City's general plan. The law aims to make advancements in environmental justice for those living in underserved areas that have historically suffered from a combination of economic, health, and environmental burdens and inequities.
- Housing - The Housing Element of the General Plan identifies the City's housing conditions and needs, evaluates the City's ability to meet its Regional Housing Needs Allocation (RHNA), establishes the goals, policies, and programs that are the foundation of the City's housing strategy, and provides an array of programs to create sustainable, mixed-income neighborhoods across the City.

The Annual Review Report also includes a section describing the effectiveness of the City's Inclusionary Housing Ordinance, as required by City Code Section 21-02.140. The purpose of the Inclusionary Housing Ordinance is to assure the compatibility between future development and the housing element by increasing the production of housing units affordable to households of lower and moderate incomes.

Council Policy 200-001, Santa Rosa General Plan Consistency and Amendment Policy: General Plan – Annual Review requirement

Council Policy 200-001 requires an annual joint study session of the Planning Commission and the Council to review the status and implementation of the General Plan. Staff recommends waiving the requirement for a joint Council Commission study session for the Annual Review Report and to instead allow each body to review the report separately during one of their regularly scheduled meetings before April 1st of each year.

The current policy presents significant scheduling challenges due to the state mandated submittal deadline and the limited availability of Council meeting dates during the short report preparation period. Coordinating a joint session outside the Commission's regular meeting time further complicates agenda planning and creates uncertainty regarding meeting timing. Staff will initiate amendments to this policy prior to Council's consideration of next year's Annual Review to better align the requirements with established practice and operational constraints.

FISCAL IMPACT

Approval of this action does not have a fiscal impact on the General Fund.

ENVIRONMENTAL IMPACT

Pursuant to CEQA Guidelines Section 15378(b)(5), the recommended action is not a “project” subject to the California Environmental Quality Act (CEQA) because it consists of the acceptance of an annual report and the waiver of a procedural policy requirement, which are organizational and administrative activities of government that will not result in either a direct or reasonably foreseeable indirect physical change in the environment. Accordingly, no further environmental review is required.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

The Planning Commission will review the General Plan and Inclusionary Housing Annual Review Report for 2025 at the March 26th Commission meeting.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 –General Plan and Inclusionary Housing Annual Review Report for 2025

PRESENTER(S)

Sachnoor Bisla, City Planner
Planning and Economic Development Department