



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 SEPTEMBER 25, 2025

4:30 P.M. - REGULAR SESSION

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBERS LOCATED AT 100 SANTA ROSA AVENUE, SANTA ROSA.

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.

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 - August 14, 2025

Attachments: [Draft Minutes- August 14, 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 - GENERAL PLAN 2050 IMPLEMENTATION PACKAGE - PLN25-001

BACKGROUND: In June 2025, the City Council adopted General Plan 2050, which establishes a long-term vision for Santa Rosa's physical development. Implementation of the General Plan occurs through multiple avenues, including the review of new development projects, guidance for City staff work plans, and direction for public investments in infrastructure and facilities. In addition to these tools, amendments to the Municipal Code, Zoning Code, and Zoning Map are necessary to fully align the City's regulatory framework with the General Plan. The majority of the proposed Municipal and Zoning Code and Map amendments serve to codify policies and land use changes already established in the General Plan 2050. This package includes a Zoning Code text amendment to create the Missing Middle Housing (MMH) Combining District, along with a rezoning action to apply the MMH Combining District to 1,991 parcels. In total, 2,119 parcels citywide are proposed to be rezoned to ensure consistency between zoning designations and the General Plan land use map.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council adoption of Zoning and Municipal Code Amendments and Zoning Map amendments to (1) implement actions and policies within the General Plan 2050, (2) rezone 2,119 parcels to be consistent with the existing General Plan land use

designation, and (3) apply the Missing Middle Housing Combining District to 1,991 parcels within the City to allow for an option to construct Missing Middle Housing.

PRESENTED BY: Amy Nicholson, Supervising Planner

Attachments: [Staff Report](#)
[Attachment 1 – General Plan 2050](#)
[Attachment 2 – General Plan 2050 Final Environmental Im](#)
[Attachment 3 – General Plan 2050 Draft Environmental Im](#)
[Attachment 4 – Missing Middle Housing \(MMH\) Guidance I](#)
[Attachment 5 – MMH Existing Conditions Report & Recom](#)
[Attachment 6 - Public Correspondence](#)
[Resolution 1](#)
[Exhibit A](#)
[Exhibit A Revised with images \(Uploaded 09-25-2025\)](#)
[Resolution 2](#)
[Exhibit A](#)
[Resolution 3](#)
[Exhibit A](#)
[Presentation](#)
[Presentation Revised \(09-25-2025\)](#)
[Late Correspondence \(Uploaded 09-25-2025\)](#)

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.

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.

Planning Commission

- FINAL-REVISED

SEPTEMBER 25, 2025

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.