



CITY OF SANTA ROSA NOTICE OF PUBLIC HEARING

THE CITY COUNCIL WILL REVIEW PROPOSED MUNICIPAL AND ZONING CODE TEXT AND ZONING MAP AMENDMENTS TO IMPLEMENT THE CITY'S ADOPTED GENERAL PLAN 2050 – PLN25-0393

Notice is hereby given that a public hearing will be conducted by the City Council on Tuesday, November 4, 2025, at or after 5:00 p.m. The purpose of the public hearing will be to receive public comment and recommendations prior to the City Council acting on Municipal and Zoning Code text amendments and Zoning Map amendments.

In June 2025, the City Council adopted the General Plan 2050, which establishes a long-term vision for Santa Rosa's physical development. Amendments to the Municipal Code, Zoning Code, and Zoning Map are necessary to fully align the City's regulatory framework with the General Plan. 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.

The proposed Municipal Code Text and Zoning Map amendments would create a new combining (overlay) district to permit Missing Middle Housing, defined as house-scale, multi-unit buildings in walkable neighborhoods. Depending on lot size, eligible building types could include duplexes, triplexes, fourplexes, cottage courts, courtyard apartments, multiplexes, townhomes, and live/work units. The overlay, optional for property owners within designated areas, would allow more units per lot than current zoning permits. Unit counts would vary by lot size and building type. A map of the proposed Combining District areas and a development standards guidance document are available at srcity.org/missingmiddlehousing.

In addition, as required by State law, 2,089 parcels citywide are proposed to be rezoned to ensure consistency between zoning designations and the General Plan land use map. These amendments correct existing discrepancies without altering current permissible uses, as General Plan standards already govern in cases of inconsistency. Specific rezonings by parcel can be viewed on the City's project webpage at srcity.org/generalplan.

Additional amendments include updates to Title 18 – Buildings and Construction to streamline permitting for electric vehicle charging infrastructure; revisions to Title 19 – Park and Recreation Land and Fees to align park dedication and improvement requirements with General Plan policies; and the elimination of the Growth Management Ordinance in Title 21, which was removed from the General Plan 2050 to better support the City's housing production goals.

Meeting access information (including instructions) and meeting documents are available online at: <https://santa-rosa.legistar.com/Calendar>.

Members of the public can provide public comment by attending in person from Council

Chamber 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>. Click on the “In Progress” link to view;
2. Via Zoom by visiting <https://srcity-org.zoom.us/j/84471867952>, or by dialing 877-853-5257 and entering Webinar ID: 844 7186 7952;
3. Comcast Channel 28, AT&T U-Verse Channel 99; and
4. Via YouTube at <https://www.youtube.com/cityofsantarosa>.

Comments and questions may be directed to Amy Nicholson, Planning and Economic Development Department, 707-543-3258 or anicholson@srcity.org.

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Dina Manis, City Clerk, City of Santa Rosa



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