

RESOLUTION NO. PC – RES – 2026-003

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF 33 PROPERTIES, ADD TWO FIGURES TO THE GENERAL PLAN CIRCULATION ELEMENT, AND AN AMENDMENT TO THE DOWNTOWN STATION AREA SPECIFIC PLAN LAND USE FIGURE - FILE NUMBER PLN25-0650

WHEREAS, in March 2020, the City commenced the General Plan 2050 planning process for the purpose of preparing a comprehensive update to the City's adopted General Plan 2035; and

WHEREAS, the General Plan 2050 functions as the City's primary land use regulatory tool and covers both State mandated and customized subjects including Land Use, Circulation, Open Space, Conservation, Safety, Noise, Environmental Justice, Housing, Economic Development, Greenhouse Gas Reduction, Urban Design, Hillside Policies, Cultural and Tribal Cultural Resources, Historic Preservation, Art and Culture, Climate Resilience, Community Health, and Equity; and

WHEREAS, on April 24, 2025, the Planning Commission held a public hearing at which time the Commission adopted resolutions recommending that the City Council (1) certify the Final Environmental Impact Report (Final EIR) and adopt the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the General Plan 2050 and (2) adopt the General Plan 2050 and associated Specific Plan amendments; and

WHEREAS, on June 3, 2025, the City Council held a public hearing at which time the Council adopted resolutions to (1) certify the Final Environmental Impact Report (Final EIR) and adopt the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program for the General Plan 2050 and (2) adopt the General Plan 2050 and associated Specific Plan amendments; and

WHEREAS, following adoption of the General Plan 2050, staff identified that previously proposed land use modifications for the two parcels west of the SMART rail along Sebastopol Road (80 and 100 Sebastopol Road) were inadvertently omitted; and

WHEREAS, the proposed change includes the addition of the Retail and Business Services designation to the existing Medium Density Residential land use for 80 and 100 Sebastopol Road to support activation of the eastern portion of Sebastopol Road; and

WHEREAS, on July 8, 2025, the City Council adopted the City's Active Transportation Plan, which establishes a long-term vision for improving walking, biking and rolling in Santa Rosa, with an express focus on completing an active transportation network that is built for all ages and abilities; and

WHEREAS, the City's Active Transportation Plan includes recommendations for both pedestrian and bicycle network improvements across the City that are proposed to be included as Figures 3-3a and 3-3b in the Circulation Element of the General Plan 2050 for reference for City staff and proposed developers as development projects are proposed and move through the review process; and

WHEREAS, as part of the General Plan 2050 implementation, staff identified 2,093 parcels where existing zoning was inconsistent with pre-2050 General Plan designations, requiring zoning map amendments for consistency; and

WHEREAS, General Plan 2050 implementation outreach included direct mailed notices to property owners with proposed rezoning to implement the general plan land use designations; and

WHEREAS, Planning staff received concerns from a residential neighborhood, primarily concentrated on the south side of Parker Drive between Doyle Park Avenue and Alderbrook Drive prior to, and during the Planning Commission public hearing on September 25, 2025, that the proposed rezoning to CO (Office Commercial) to implement the pre-2050 General Plan designation of Office, would render existing residential development as non-conforming and fundamentally alter the character of the neighborhood; and

WHEREAS, the Planning Commission made a separate motion during the September 25, 2025, meeting, that the Council direct staff to consider removing parcels along the south side of Parker Drive between Doyle Park Drive and Alderbrook Drive from the rezoning and direct staff to initiate a General Plan amendment to designate these parcels as Low Density Residential; and

WHEREAS, following the September 25, 2025, Planning Commission meeting, two additional property owners, one on Giffen Avenue and one at the shopping center at Highway 12 and Mountain Hawk Drive, raised concerns about rezoning inconsistencies between their current uses and General Plan designations; and

WHEREAS, the property owner of 1266 Janet Drive, located immediately north of the Southeast Greenway, contacted staff to inquire about development potential on their property which is abutting 1260 Janet Drive, which is designated for Medium Density Residential Development with a Missing Middle Housing Small (MMH-S) overlay; and

WHEREAS, it was determined that no land use was established for 1266 Janet Drive, and because otherwise the property could be developed if merged with the adjacent 1260 Janet Drive address, the application of the Medium Density Residential land use and consistent R-3-15 (Multi-Family Residential) base zoning with the MMH-S combining district would allow for a development consistent with the surrounding area; and

WHEREAS, as part of the General Plan implementation effort, Planning staff identified seven (7) additional parcels located along Maxwell Drive in the Downtown Station Area Specific Plan (DSASP) boundary, that were designated as Neighborhood Mixed Use when the DSASP was adopted by the Council in October 2020 and upon additional evaluation, these properties have been determined by staff to be better suited to be designated as Maker Mixed Use,

consistent with surrounding parcels, to provide additional compatibility and opportunity for this area; and

WHEREAS, none of the 33 parcels subject to the General Plan land use amendments are identified in the City's adopted Housing Element sites inventory, nor were they rezoned pursuant to the Housing Element to accommodate the City's Regional Housing Needs Allocation; and

WHEREAS, accordingly, the amendments do not reduce the residential capacity of the City's identified housing sites under Government Code §65863; and

WHEREAS, the General Plan land use amendments, when considered collectively, include changes that increase residential opportunity, including redesignation of parcels to medium density residential, the addition of residential mixed-use overlays, and the introduction of residential land uses to parcels where none previously existed; and

WHEREAS, the City remains in substantial compliance with its adopted Housing Element and continues to maintain adequate sites to accommodate its remaining RHNA; and

WHEREAS, an addendum to the General Plan 2050 EIR was prepared in accordance with CEQA Guidelines Section 15162, which is applicable when an EIR has been certified and no substantial project changes are proposed that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, no substantial changes would occur with respect to the circumstances under which the project is undertaken due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and no new information of substantial importance has been discovered since the General Plan EIR was certified; and

WHEREAS, pursuant to CEQA Guidelines Section 15164(e), the purpose of the Addendum is to describe and evaluate the proposed project and identify the reasons for the City's conclusion that the proposed project and associated environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental EIR; and

WHEREAS, on January 22, 2026, the Planning Commission adopted a resolution recommending to the City Council adoption of the Addendum to the General Plan 2050 EIR which analyzes potential environmental impacts of the proposed General Plan land use diagram and Zoning Map amendments in accordance with the requirements of CEQA; and

WHEREAS, the Planning Commission finds that a General Plan amendment to change the land use designation on 33 properties is justified to achieve the objectives and policies of the General Plan in that:

- A. The proposed amendment ensures and maintains internal consistency with the goals and policies of all elements of the General Plan. The proposed land use amendments are consistent with and help implement the goals and policies of the General Plan 2050 by aligning with the City's vision for infill development, mixed-use neighborhoods, and

efficient land use patterns, as outlined in the Land Use and Economic Development and Circulation Elements. The amendments do not conflict with any adopted goals or policies and maintain internal consistency across all General Plan elements; and

- B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The changes primarily reflect existing development and allow for appropriate uses in developed areas currently served by infrastructure and public services. The proposed land uses promote complete neighborhoods, economic vitality, and housing opportunities while ensuring compliance with safety standards, environmental regulations, and design guidelines; and
- C. The site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested/anticipated land use developments in that with the exception of one 0.06-acre undeveloped parcel on Janet Way, all properties are currently developed and located within developed areas with established access, utilities, and infrastructure. The proposed land use designations are compatible with surrounding uses and do not introduce physical constraints that would impede development; and
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). CEQA Guidelines Section 15164 requires lead agencies to prepare an addendum to a previously certified EIR if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration or EIR have occurred. The Planning Commission has reviewed and considered the Addendum for the proposed Project and the certified General Plan 2050 EIR and finds that those documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the proposed Project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa is recommending approval by the City Council of a General Plan Amendment to modify the General Plan land use diagram and Downtown Station Area Specific Plan land use figure (Map LU-3), for the Maxwell Drive and W. College Avenue properties, with the land use changes described below:

Assessor's Parcel Number (APN)	Address	Existing Land Use	Proposed Land Use
009-146-003	1520 Parker Drive	Office	Low Density Residential
009-147-006	1507 Montgomery Drive	Office	Low Density Residential
009-151-009	265 Doyle Park Drive	Office	Low Density Residential
009-153-002	309 Talbot Avenue	Office	Low Density Residential
009-146-022	1551 Montgomery Drive	Office	Low Density Residential

009-146-004	1526 Parker Drive	Office	Low Density Residential
009-151-008	257 Doyle Park Drive	Office	Low Density Residential
009-146-021	1536 Parker Drive	Office	Low Density Residential
009-153-008	1420 Parker Drive	Office	Low Density Residential
009-153-012	1416 Parker Drive	Office	Low Density Residential
009-153-009	1428 Parker Drive	Office	Low Density Residential
009-147-005	1635 Montgomery Drive	Office	Low Density Residential
009-147-002	301 Alderbrook Drive	Office	Low Density Residential
009-146-011	306 Talbot Avenue	Office	Low Density Residential
009-146-001	300 Talbot Avenue	Office	Low Density Residential
009-153-014	300 Doyle Park Drive	Office	Low Density Residential
009-153-001	303 Talbot Avenue	Office	Low Density Residential
009-153-003	315 Talbot Avenue	Office	Low Density Residential
009-146-002	1516 Parker Drive	Office	Low Density Residential
009-147-001	304 California Avenue	Office	Low Density Residential
153-180-029	5761 Mountain Hawk Drive	Very Low Density Residential	Medium Density Residential/Retail Business Services
153-180-028	5755 Mountain Hawk Drive	Very Low Density Residential	Medium Density Residential/Retail Business Services
010-421-011	50 W College Avenue	Neighborhood Mixed Use	Maker Mixed Use
010-132-014	1060 Maxwell Drive	Neighborhood Mixed Use	Maker Mixed Use
010-132-017	1040 Maxwell Drive	Neighborhood Mixed Use	Maker Mixed Use
010-421-004	50 W College Avenue	Neighborhood Mixed Use	Maker Mixed Use
010-132-018	1038 Maxwell Drive	Neighborhood Mixed Use	Maker Mixed Use
010-132-011	1056 Maxwell Drive	Neighborhood Mixed Use	Maker Mixed Use
010-132-012	1044 Maxwell Drive	Neighborhood Mixed Use	Maker Mixed Use
035-610-015	2616 Giffen Avenue	Low Density Residential	Very Low Density Residential

125-181-023	100 Sebastopol Road	Medium Density Residential	Medium Density Residential/Retail and Business Services
125-181-008	80 Sebastopol Road	Medium Density Residential	Medium Density Residential/Retail Business Services
014-283-024	1266 Janet Way	None	Medium Density Residential

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 22nd day of January, 2026, by the following vote:

AYES: (6) Chair Weeks, Vice Chair Duggan, Commissioners Carter, Cisco, Horton, Sanders

NOES:

ABSTAIN:

ABSENT: (1) Commissioner Pardo

APPROVED: 
[Karen Weeks \(Jan 26, 2026 13:48:55 PST\)](#)
KAREN WEEKS, CHAIR

ATTEST: 
JESSICA JONES, EXECUTIVE SECRETARY

Resolution No. PC - RES - 2026-003 - General Plan and Downtown Station Area Specific Plan Amendment

Final Audit Report

2026-01-26

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