



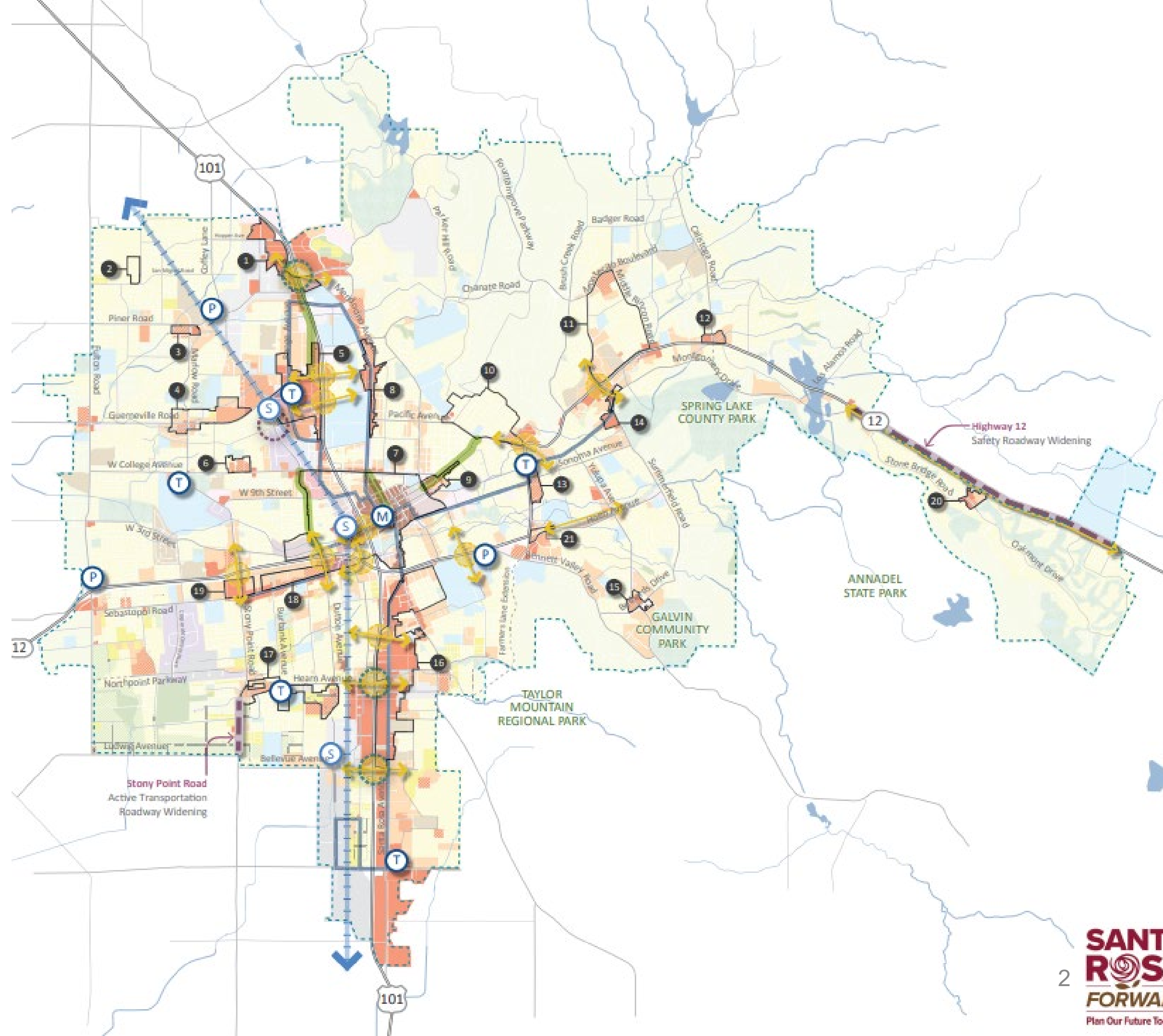
GENERAL PLAN 2050 IMPLEMENTATION PACKAGE

City Council
November 4, 2025

Amy Nicholson, Supervising Planner

GENERAL PLAN 2050

- Initiated in Spring of 2020
- Recommended for approval by Planning Commission in April 2025
- Adopted by Council on June 3, 2025



Amendments to Title 19 – Park and Recreation Land and Fees

Implement General Plan 2050 provisions for adequate parkland and recreation space

Consistent with the Neighborhood Parks and Civic Spaces narrative and Action 6-7.14

Park amenities elements table revised

Amendments to Title 21 – Growth Management

General Plan 2050 does not include a Growth Management Element - unlike previous versions

Element eliminated due to conflicts with:

- City housing production goals
- Regional Housing Needs Assessment (RHNA) requirements

Corresponding Municipal Code Chapter proposed for deletion

Amendments to Implement General Plan Actions

Additional performance standards applied to new developments:

- Biological Resource Assessment
- Health Impact Assessment

Mid-point of residential density required in R-3 (Multi-family) and TV-R (Transit Village Residential) zoning districts

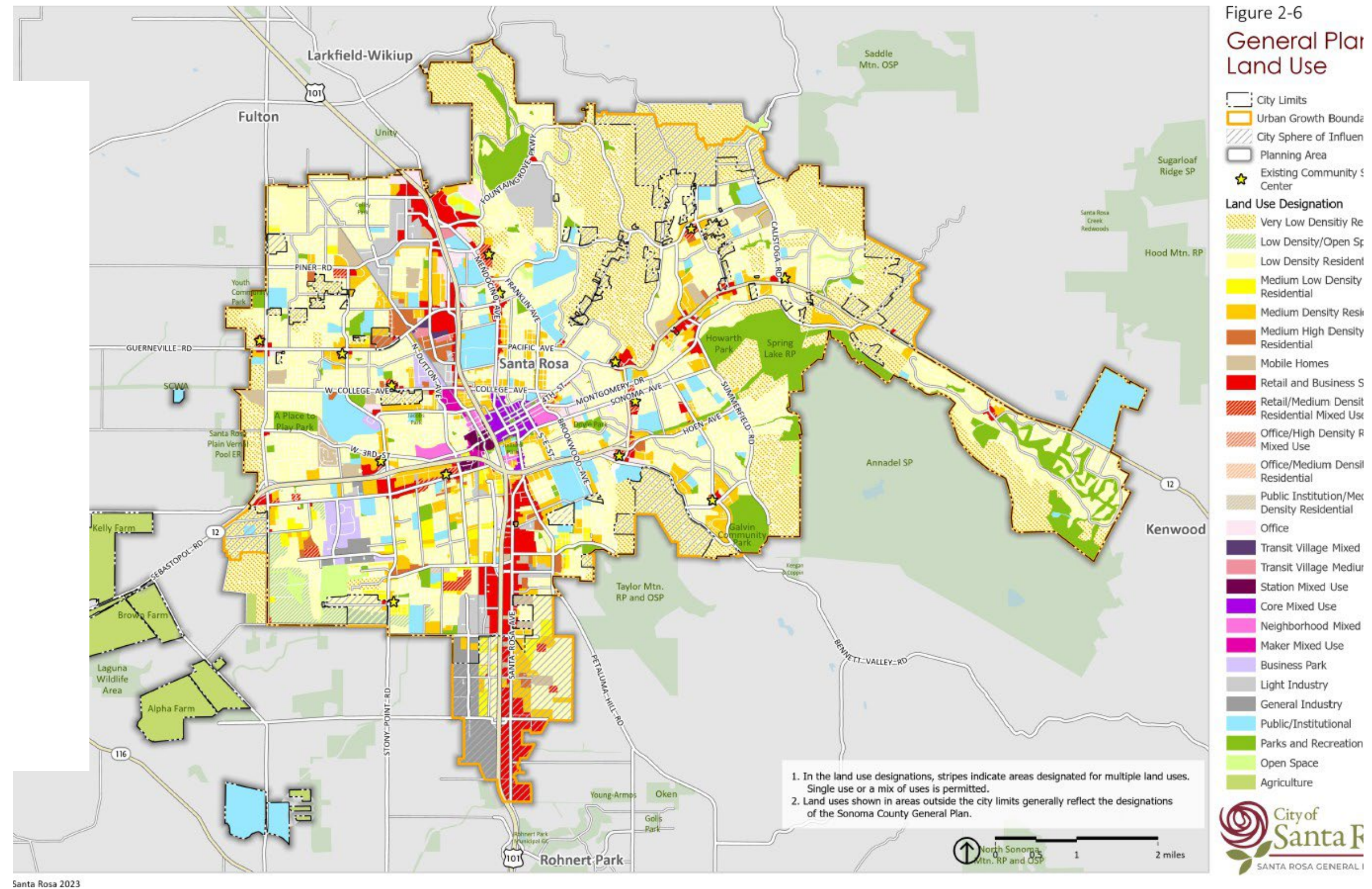
Electric vehicle charging review process streamlined and use is allowed in more Zoning Districts

Clarifications to Implement the General Plan

- Neighborhood Mixed Use Zoning District
 - Classified as a commercial district – uses allowed broadened
 - Description of Zoning District consistent with General Plan characterization
- Microenterprise Home Kitchen Operations added
- Adjustments to Implementing Zoning District Table to align with General Plan land uses
- Definition of multi-family land use to be updated to reflect parcel use rather than structure type - allows detached units to qualify as multi-family if located on the same parcel

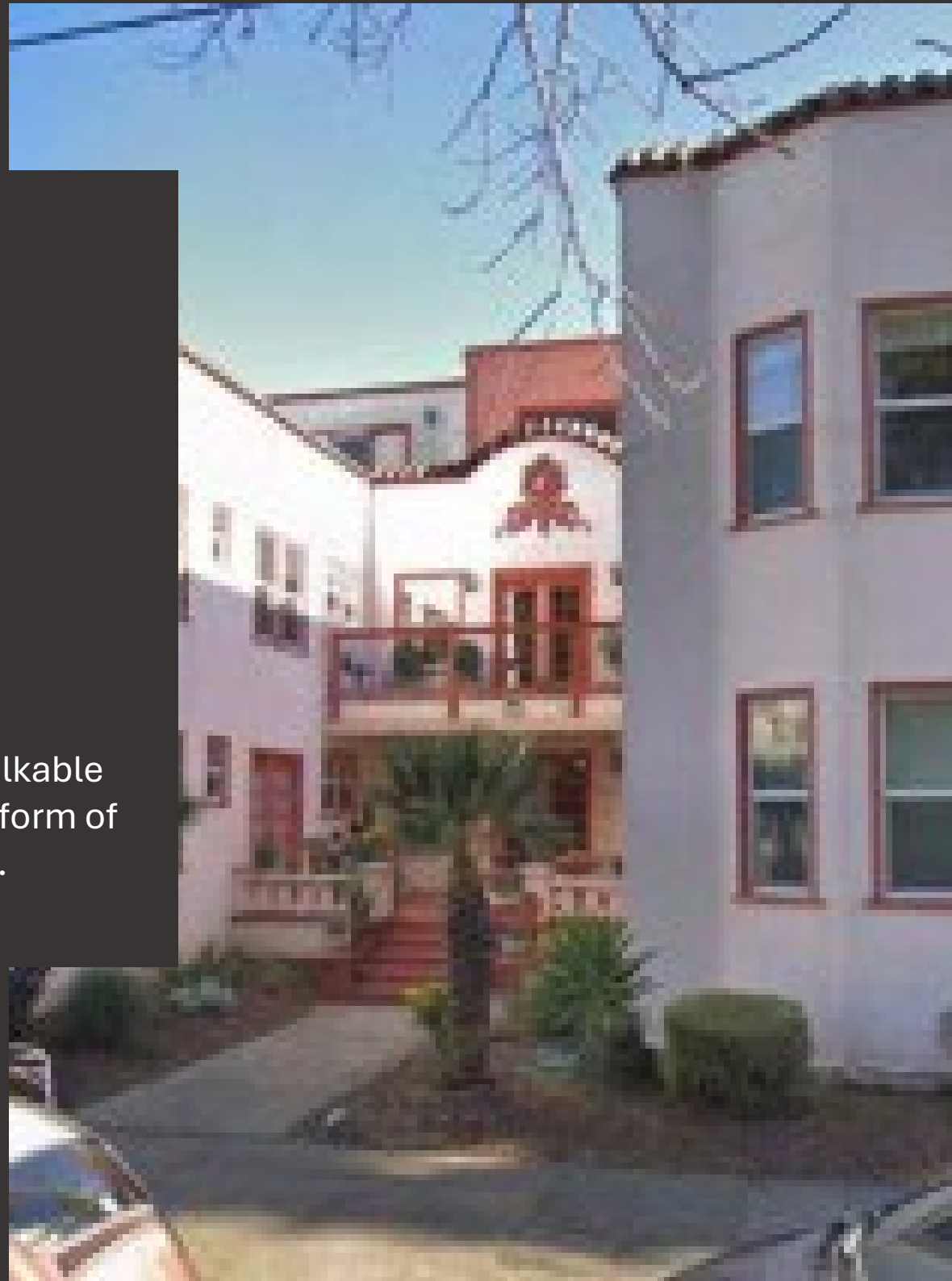
Government Code requires Consistency between General Plan land use and Zoning

Rezones 2,089 parcels to implement existing General Plan land use designation



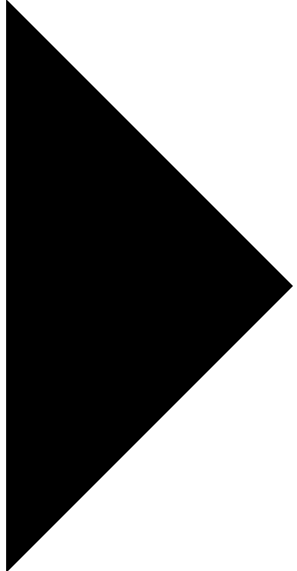
Missing Middle Housing

House-scale buildings with multiple units in walkable neighborhoods. “Middle” refers to the size and form of buildings – not required affordability by income.



Local Examples of Missing Middle Housing





Missing Middle Housing addresses changing demographics

Shrinking household size—approximately, 30% of households are single person and approximately 85% of households do not have children

Less upkeep—many Millennials and Baby Boomers want to live in walkable neighborhoods with less upkeep of large houses and large yards

Retirees—10,000 Baby Boomers retire every day - many have limited or no savings and are looking for smaller, more affordable housing options

Existing Context + Environmental Hazards

The map below shows existing urban areas within City limits. Shaped by its geography, parts of Santa Rosa are at increased risk from wildfire and flooding.

Figure 3.1 Existing urban context and environmental constraints within Santa Rosa.

-  City boundary
-  Wildland Urban Interface (WUI) overlay
-  FEMA Floodplain Overlay
-  Open space/ parks
-  Highway
-  SMART railroad
-  SMART station and 1/4 mile walk radius

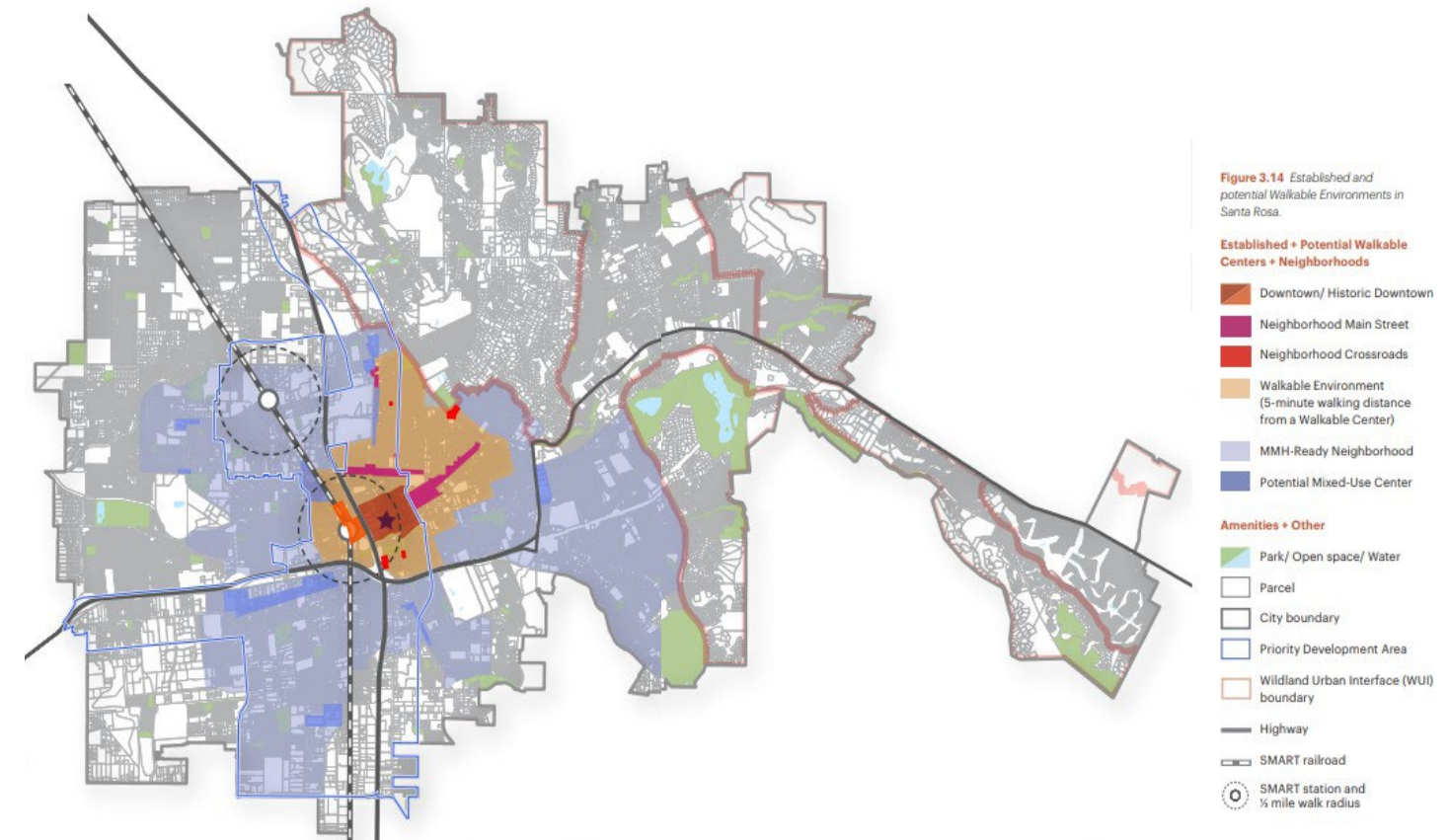
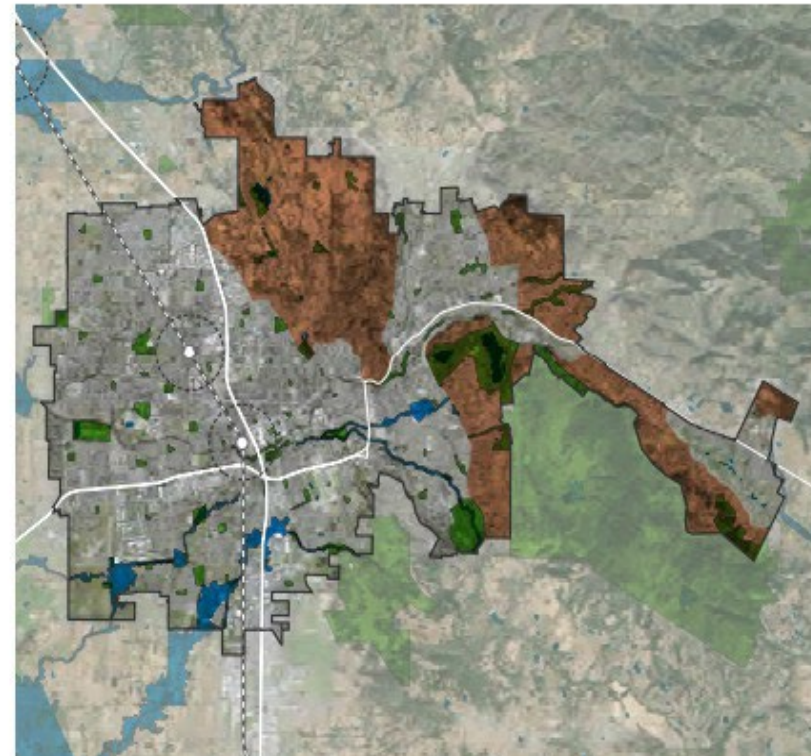
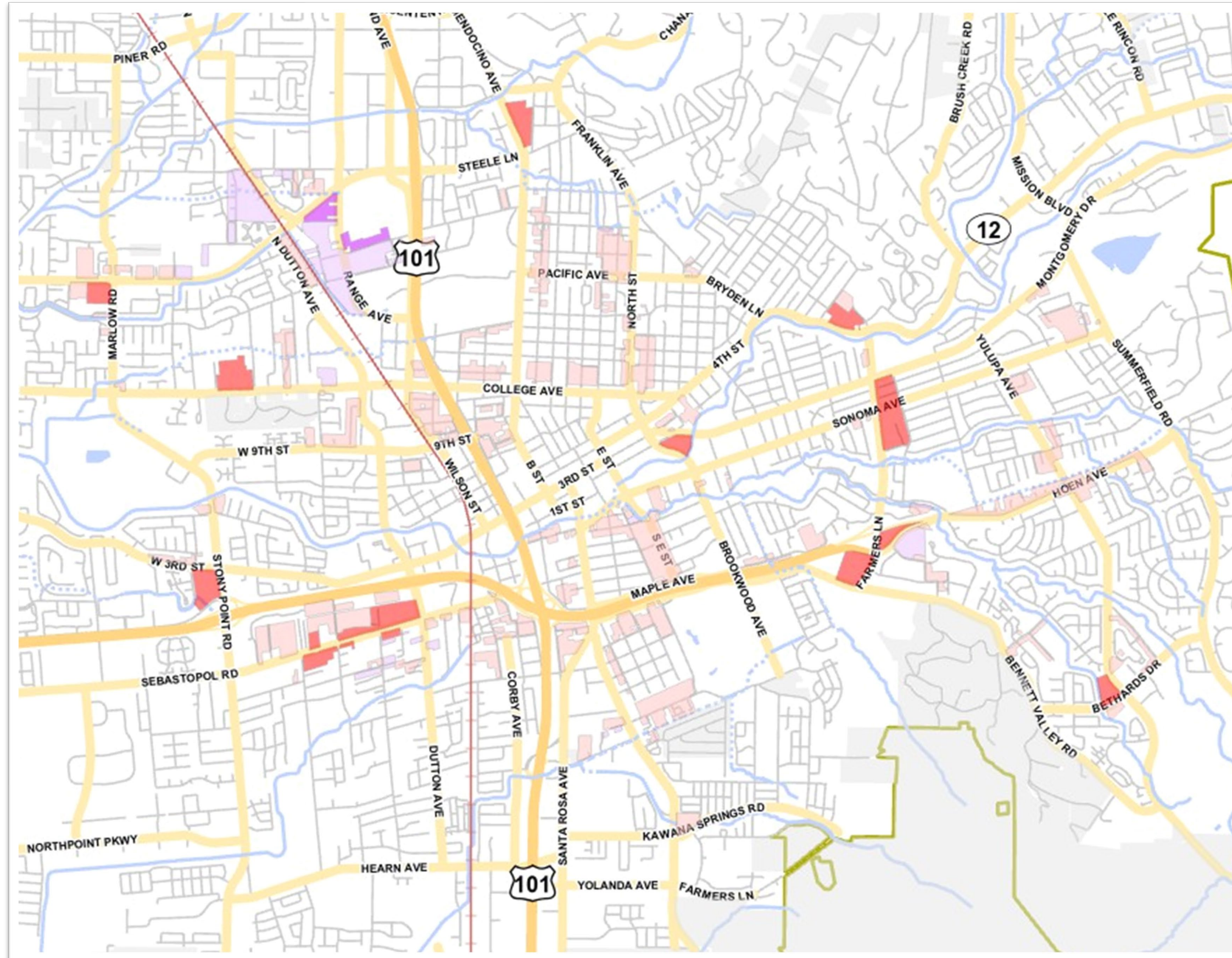


Figure 3.14 Established and potential Walkable Environments in Santa Rosa.

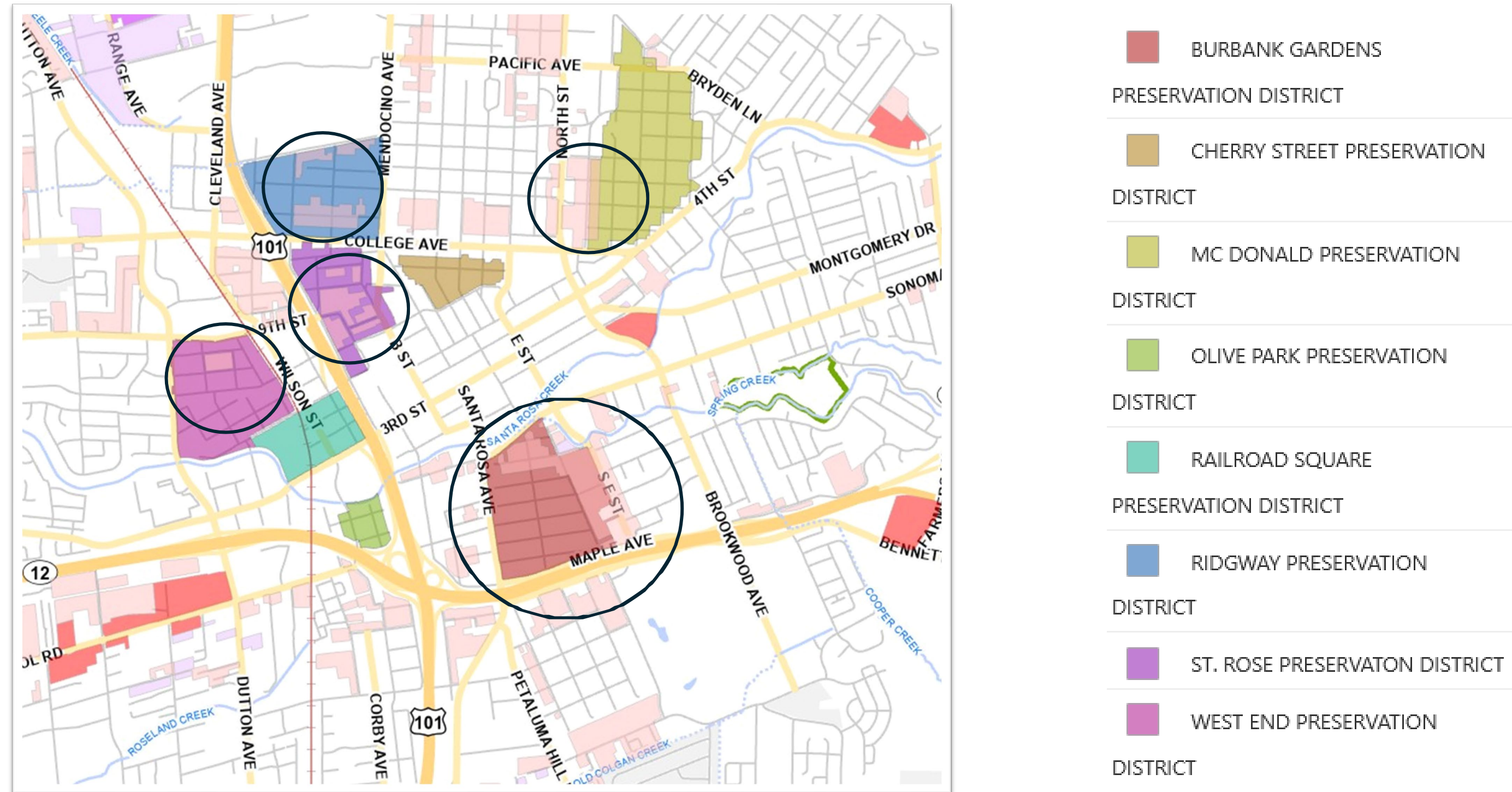
- Established + Potential Walkable Centers + Neighborhoods**
-  Downtown/ Historic Downtown
-  Neighborhood Main Street
-  Neighborhood Crossroads
-  Walkable Environment (5-minute walking distance from a Walkable Center)
-  MMH-Ready Neighborhood
-  Potential Mixed-Use Center
- Amenities + Other**
-  Park/ Open space/ Water
-  Parcel
-  City boundary
-  Priority Development Area
-  Wildland Urban Interface (WUI) boundary
-  Highway
-  SMART railroad
-  SMART station and 1/4 mile walk radius

Missing Middle Housing in Santa Rosa



Missing Middle Housing Overlay Areas

MMH in Historic Preservation Districts



Small, house scale buildings

The Palette of Missing Middle Housing Types

Source: Opticos Design, Inc.



Duplex Side-by-Side

2 units



Duplex Stacked

2 units



Cottage Court¹

5-10 units



Fourplex²

4 units

Larger multi-unit buildings



Multiplex Small
5-10 units



Multiplex Large
6-18 units



Courtyard Building
6-20 units



Townhouse
1 unit



Live/Work
1 unit

Development Form

TABLE 2-25—DUPLEX STACKED

Number of Units	
Units per Primary Structure	2 max.
Primary Structures per Design Site	1 max.

Key	
--- Design Site Line	■ Building Footprint
--- Setback Line	

Figure 2-26

Key	
--- Design Site Line	■ Frontage Type
--- Setback Line	□ Open Space

Figure 2-27

Building Size and Massing	Main Body	Wing(s)
Height (Stories)	2 max.	1 max.
Width	A 36' max.	C 15' max.
Depth	B 50' max.	D 20' max.
Separation between Wings	N/A	15' min.
Offset from Main Body	N/A	E 2' min.

Pedestrian Access
F Primary Entrance Location
Each unit shall have an individual entrance.

Vehicular Access and Parking
G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).

Common Open Space
H Width
H Depth

Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.

Required setbacks and driveways do not count toward open space.

Required open space shall be located behind the main body of the building.

Frontage Type

TABLE 2-34—STOOP

Key
--- Design Site Line Setback Line

Figure 2-44

Key
--- Design Site Line Setback Line

Figure 2-45

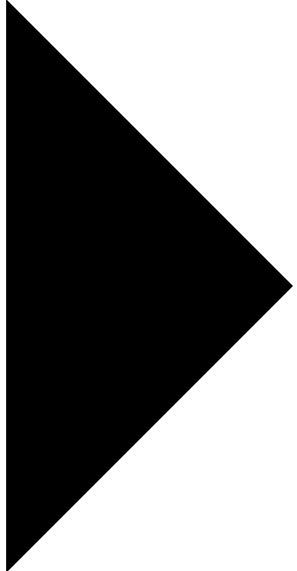
Dimensions

A	Width, Clear	4' min.
B	Depth, Clear	3' min.
C	Finish Level above Sidewalk	12'-0" max.
D	Depth of Recessed Entrances	8'-0" max. from face of exterior wall

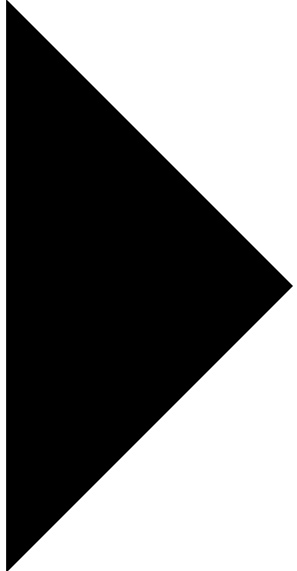
Miscellaneous

Each Stoop shall provide access to only one ground floor entrance.
Gates are not allowed.

Missing Middle Housing Zoning Code Integration

- 
- Add new Zoning Districts to Chapter 20-38 – Combining Districts
 - MMH – S (Missing Middle Housing Small)
 - MMH – M (Missing Middle Housing Medium)
 - Regulations exclusively apply to new Missing Middle Housing developments
 - Zoning Map updated to apply new combining district to 1,991 parcels
 - Exempt from Use Permit and Design Review
 - Landmark Alteration Permit required within City’s Preservation Districts

Public Noticing

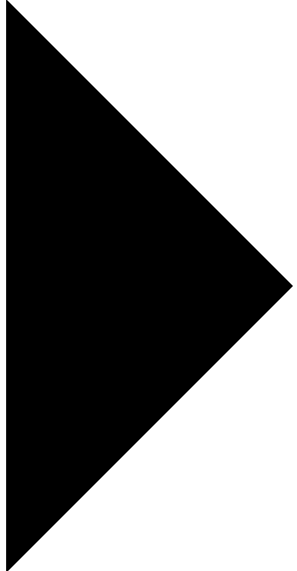
- 
- **Newspaper Ad:** In compliance with Zoning Code §20-66.020(D) and state law, a 1/8-page ad was published in the *Press Democrat* as an alternative to mailing over 1,000 notices.
 - **Courtesy Mailing:** Notices were mailed to property owners affected by proposed rezonings for General Plan consistency and the Missing Middle Housing Combining District.
 - **Additional Outreach:** Notice distributed via GovDelivery email, City Hall, and project websites.

Public Comments on Missing Middle Housing

- Concerns about impacts to neighborhoods including Preservation Districts
- Parking minimums may not meet resident needs
- Emphasis on notifying nearby property owners of zoning changes
- Support for multigenerational housing and rental flexibility
- Interest in both rental and ownership options
- Enthusiasm for diverse Missing Middle Housing prototypes
- Suggestions to expand geographic scope of Missing Middle Housing
- Support for streamlining permitting and lowering condo development costs

Public Comments on Rezoning for General Plan Consistency

- General inquiries regarding implications of zoning changes
- Concern that rezoning may affect existing uses
- Nonconforming Uses: Governed by Zoning Code Chapter 20-61
 - May continue, be sold, or transferred



California Environmental Quality Act

- Amendments proposed analyzed in the Program Environmental Impact Report for the General Plan 2050
 - Certified by Council on June 3, 2025
- No changes have occurred pursuant to Government Code Section 15162 which would warrant additional environmental analysis
- Additionally, CEQA Guidelines Section 15183 (i) exempts rezonings for consistency with the general plan.

Recommendation

The Planning Commission and the Planning and Economic Development Department recommend that the Council approve the first reading and introduce three ordinances to 1) amend Municipal Code Titles 18, 19, 20 and 21 to implement the General Plan 2050; 2) rezone 2,089 properties to implement the existing General Plan land use designation; and 3) rezone 1,991 properties to add the Missing Middle Housing Combining District; and direct staff to bring forward a General Plan land use amendment to resolve General Plan land use and zoning inconsistencies for the certain properties within the City. This item has no impact on current fiscal year budget.