

CITY OF SANTA ROSA
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT FOR PLANNING COMMISSION
MARCH 26, 2026

PROJECT TITLE

General Plan and Inclusionary Housing
Annual Review Report for 2025

APPLICANT

Not applicable

ADDRESS/LOCATION

Not applicable

PROPERTY OWNER

Not applicable

ASSESSOR'S PARCEL NUMBER

Not applicable

FILE NUMBERS

Not applicable

APPLICATION DATES

Not applicable

APPLICATION COMPLETION DATES

Not applicable

REQUESTED ENTITLEMENTS

Not applicable

FURTHER ACTIONS REQUIRED

None

PROJECT SITE ZONING

Not applicable

GENERAL PLAN DESIGNATION

Not applicable

PROJECT PLANNER

Sachnoor Bisla

RECOMMENDATION

Review and Accept Annual Review Report

Agenda Item #10.1
For Planning Commission Meeting of: March 26, 2026

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR AND MEMBERS OF THE PLANNING COMMISSION
FROM: SACHNOOR BISLA, CITY PLANNER
SUBJECT: GENERAL PLAN AND INCLUSIONARY HOUSING ANNUAL
REVIEW REPORT FOR 2025

AGENDA ACTION: MOTION

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by motion, review and accept the General Plan and Inclusionary Housing Annual Review Report for 2025.

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. Government Code Section 65400, 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

The City Council reviewed the General Plan and Inclusionary Housing Annual Review Report on March 24, 2026.

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 - Key characteristics that contribute to Santa Rosa's sense of place are discussed in this chapter. Goals, policies, and actions 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 focus on maintaining community members' quality of life through climate resilience and public services and facilities.
- Health, Equity, Environmental Justice, and Parks – The content in 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. On March 24, 2026, during the Council's review, Planning staff requested that the Council waive this joint session requirement and instead allow each body to review the Annual Review 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 the 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, the recommended action is not a "project" subject to the California Environmental Quality Act (CEQA) because it does not have a potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment.

NOTIFICATION

Not applicable.

LEVINE ACT

This project is exempt from the Levine Act (Gov. Code Section 84308) which prohibits city officials from participating in certain decisions regarding licenses, permits, and other

entitlements for use if the official has received a campaign contribution of more than \$500 from a party, participant, or agent of a party or participant in the previous 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the FPPC website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

ATTACHMENTS

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

PRESENTER

Sachnoor Bisla, City Planner