

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO THE CITY COUNCIL MUNICIPAL CODE AMENDMENTS TO
TITLES 18, 19 AND TITLE 21 OF THE CITY CODE, AND ZONING CODE
AMENDMENTS TO TITLE 20 OF THE CITY CODE TO IMPLEMENT THE GENERAL
PLAN 2050 - FILE NUMBER PLN25-0393

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, 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, the General Plan 2050 establishes a policy framework that articulates a long-term vision for the physical form and development of Santa Rosa, while preserving and enhancing residents' quality of life; and

WHEREAS, the General Plan 2050 aligns with State legislation related to transportation, climate resilience, and safety, and addresses local and regional housing needs, supports economic growth and job creation, strengthens civic identity and placemaking, and protects sensitive natural resources; and

WHEREAS, the General Plan is implemented through various mechanisms, including the review of new development projects, guidance for City-funded initiatives and policy decisions, and through the City's Municipal Code and Zoning Map; and

WHEREAS, the proposed amendments to implement the General Plan 2050's narrative text, goals, policies, and actions include changes to four Titles of the Municipal Code: Title 18 – Buildings and Construction, Title 19 – Subdivisions, Title 20 – Zoning, and Title 21 – Development Requirements; and

WHEREAS, amendments to Chapter 18-69 of Title 18 – Expedited Permit Process for Electric Vehicle Charging Stations, streamline permitting requirements for EV infrastructure and implement General Plan 2050 Action 3-6.35, which calls for reviewing and amending the City’s Building and Zoning Codes to facilitate EV charging installation; and

WHEREAS, amendments to Chapter 19-70 of 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, which supports acquiring and developing new parkland and expanding existing parks to meet the citywide standard of 6 acres per 1,000 residents; and

WHEREAS, amendments to Chapter 21-03 of Title 21 – Growth Management eliminate outdated regulations to align with the General Plan 2050, which no longer includes a Growth Management Element due to its conflict with housing production goals and Regional Housing Needs Assessment requirements; and

WHEREAS, amendments to Zoning Code Section 20-30.090 – Performance Standards, introduce requirements for Biological Resource Assessments and Health Impact Assessments for specified developments, implementing General Plan Actions 3-5.11 and 6-1.11 to protect biological resources and air quality, and promote compatibility with surrounding land uses; and

WHEREAS, amendments to Zoning Code Sections 20-22, 20-23, 20-24, 20-52, and 20-70 define and establish a new land use category for Electric Vehicle (EV) Supply Equipment, allowing EV charging as a permitted accessory use in all zones, as a primary use with a Minor Conditional Use Permit in commercial and industrial zones, and exempting it from design review requirements to implement General Plan Action 3-6.35; and

WHEREAS, amendments to add Zoning Code Section 20-28.100 include a regulatory framework to allow Missing Middle Housing within the City of Santa Rosa as described and envisioned by the General Plan 2050; and

WHEREAS, the regulatory framework for Missing Middle Housing includes form-based design and development standards to ensure compatibility with the scale and character of residential neighborhoods, while not requiring that such units be deed restricted as affordable housing; and

WHEREAS, Zoning Code Section 20-28.100 creates a Missing Middle Combining District with two zones, each with a subzone, including: MMH-Small (-MMH-S), MMH-Small Flex (-MMH-S-F), MMH-Medium (-MMH-M) and MMH-Medium Flex (-MMH-M-F); and

WHEREAS, the MMH-Small (-MMH-S) zone is intended for small-to-medium footprint, low-intensity housing choices, including Duplex Side-by-Side, Duplex Stacked, Cottage Court, Triplex/Fourplex units and Townhouses; and

WHEREAS, the MMH-Medium (-MMH-M) zone is intended for small-to-medium

footprint, moderate-intensity housing choices including Triplex/Fourplex and Multiplex units, Courtyard Buildings, and Townhouses; and

WHEREAS, the MMH-Small Flex (-MMH-S-F) MMH-Medium Flex (-MMH-M-F) subzones allow for additional frontage types to support non-residential ground floor uses, in combination with the housing types allowed in the MMH-S or MMH-M zones; and

WHEREAS, the MMH-S and MMH-M zones are proposed for select parcels based on the context of surrounding development, in order to ensure neighborhood compatibility with the scale and intensity of housing choices permitted; and

WHEREAS, on August 21, 2025, the Design Review and Preservation Board held a Study Session and provided comments on the proposed Missing Middle Housing amendments, which included support for the additional housing options, and suggestions to make the planning review process as streamlined as possible; and

WHEREAS, additional minor amendments to the Zoning Code to implement various goals, policies, and actions in the General Plan 2050 include:

- Requiring new residential developments to provide midpoint density on all R-3 (Multi-Family Residential) and TV-R (Transit-Village Residential) parcels, unless constrained by topography, parcel configuration, heritage trees, historic preservation, or utility limitations;
- Reclassifying Neighborhood Mixed Use from a residential zoning district to a commercial zoning district;
- Modifying the Zoning Code table that identifies implementing zoning districts for each General Plan land use designation;
- Updating the definition of multi-family land use to reflect parcel use rather than structure type;
- Exempting the construction of detached multi-family dwellings—including duplexes, half-plexes, and single-family attached units (up to two units)—from Design Review;
- Revising various land use tables to clarify permitted uses and better align them with applicable zoning districts;
- Clarifying that Microenterprise Kitchen Home Operations are not considered Home Occupations under the Zoning Code, but are subject to Business Tax Certificate requirements and approval from the Sonoma County Health Department;
- Refining subdivision and development standards in residential and commercial districts to clarify applicable zoning requirements;
- Adding Missing Middle Housing terminology to the Zoning Code Glossary.

WHEREAS, the Planning Commission has determined that the proposed Municipal Code and Zoning Code amendments to implement General Plan 2050 were analyzed in the Final EIR, involve no new environmental effects or mitigation measures, and therefore fall within the scope of the Final EIR, making additional environmental review unnecessary pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162; and

WHEREAS, on September 25, 2025, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to consider recommending to the City Council adoption of the Zoning and Municipal Code amendments to implement the General Plan 2050; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and reports herein, and the oral and other evidence received at the public hearing, from the public and City staff; and

WHEREAS, based on the evidence presented and the records and files herein, and pursuant to City Code Section 20-64-050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan 2050 and applicable specific plans, including the Downtown Station Area Specific Plan, the North Santa Rosa Station Area Specific Plan, and the Roseland Area/Sebastopol Road Specific Plan, as they support housing production, environmental sustainability, transportation access, and land use compatibility.
- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City, as they promote orderly development, preserve neighborhood character, expand housing options, and were developed through a public process in compliance with the California Environmental Quality Act (CEQA).
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The General Plan 2050 Final Environmental Impact Report, which analyzes all potential impacts of Plan implementation including the proposed Municipal and Zoning Code amendments, was certified by the Council on June 3, 2025, and no further review of the proposed amendments is required under CEQA (CEQA Guidelines § 15162); and
- D. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code, as they clarify definitions, update land use tables, align zoning classifications with General Plan land use designations, and incorporate terminology and standards that support implementation of the General Plan 2050.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council adopt an ordinance to amend Municipal Code Title 18, 19, 20, and 21, as set forth in Exhibit A and incorporated herein.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 25th day of September 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A – General Plan 2050 Municipal and Zoning Code Amendments