First General Plan Amendment Package 2026

February 24, 2026

Planning and Economic Development

Amy Nicholson, Supervising Planner

Project Description

General Plan Amendments

- Revisions to the General Plan and Downtown Station Area Specific Plan (DSASP) Land Use Diagrams
  - 30 properties overall
  - 7 of 30 properties within the DSASP
- Addition of planned bicycle and pedestrian network improvement figures to the Circulation Element

Zoning Map Amendments

- Rezoning of 10 properties to reflect proposed land use designations

Environmental Review

- Addendum to General Plan Environmental Impact Report (EIR)

City of Santa Rosa

Project History

- June 3, 2025: Council and adopted General Plan 2050 and certified the General Plan Environmental Impact Report (EIR).
- July 8, 2025: Council adopted the Active Transportation Plan (ATP).
- Summer/Fall 2025: General Plan 2050 Implementation - addressed zoning/land use inconsistencies.
- September 25, 2025: Planning Commission recommended approval of rezoning, asked Council to direct staff to exclude specific parcels and initiate a General Plan amendment in response to concerns.
- November 4, 2025: Council approved rezoning for land use consistency; directed staff to initiate General Plan land use amendments.
- January 22, 2026: Planning Commission unanimously recommended approval of the proposed General Plan Amendment package.

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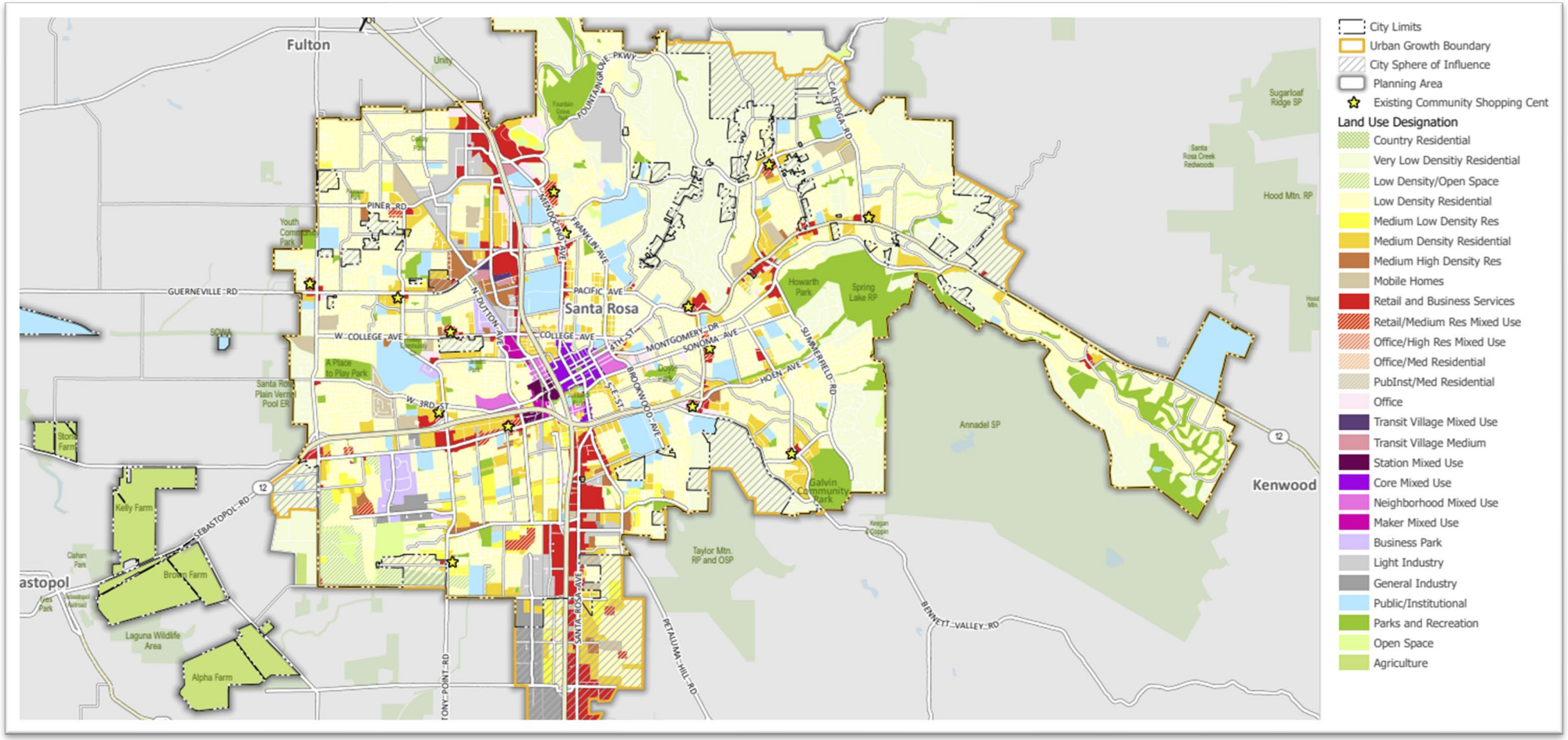
General Plan Land Use Diagram Amendments



Parker Drive Area

- Developed as Single-Family Neighborhood in 1940's
- General Plan amendment: Office to Low Density Residential Land Use
  - 17 parcels
- Current zoning: R-1-6 (Single-Family Residential) to remain

Proposed Sites

City of Santa Rosa

5755 & 5761 Mountain Hawk Drive

- Developed as mixed-use center in conjunction with Skyhawk Residential Subdivision in 2006
- General Plan amendment: Very Low Density Residential to Retail & Business Services/Medium Density Residential
- Current zoning: CN (Neighborhood Commercial) to remain

Proposed Sites

City of Santa Rosa

2616 Giffen Avenue

- Developed as Single-Family Residence in 1939
- General Plan amendment: Low Density Residential to Very Low Density Residential
  - Allows agricultural use and animal keeping
- Current Zoning: RR-40 (Rural Residential) to remain

Proposed Site

City of Santa Rosa

1266 Janet Way

- Undeveloped site surrounded by residential development and Southeast Greenway
- General Plan amendment: designate as Medium Density Residential
- Zoning change: R-1-6 (Single-Family Residential) to R-3-15 (Multi-Family Residential) with MMH-S (Missing Middle Housing-Small) Combining District

Proposed Site

City of Santa Rosa

Maxwell Drive Properties

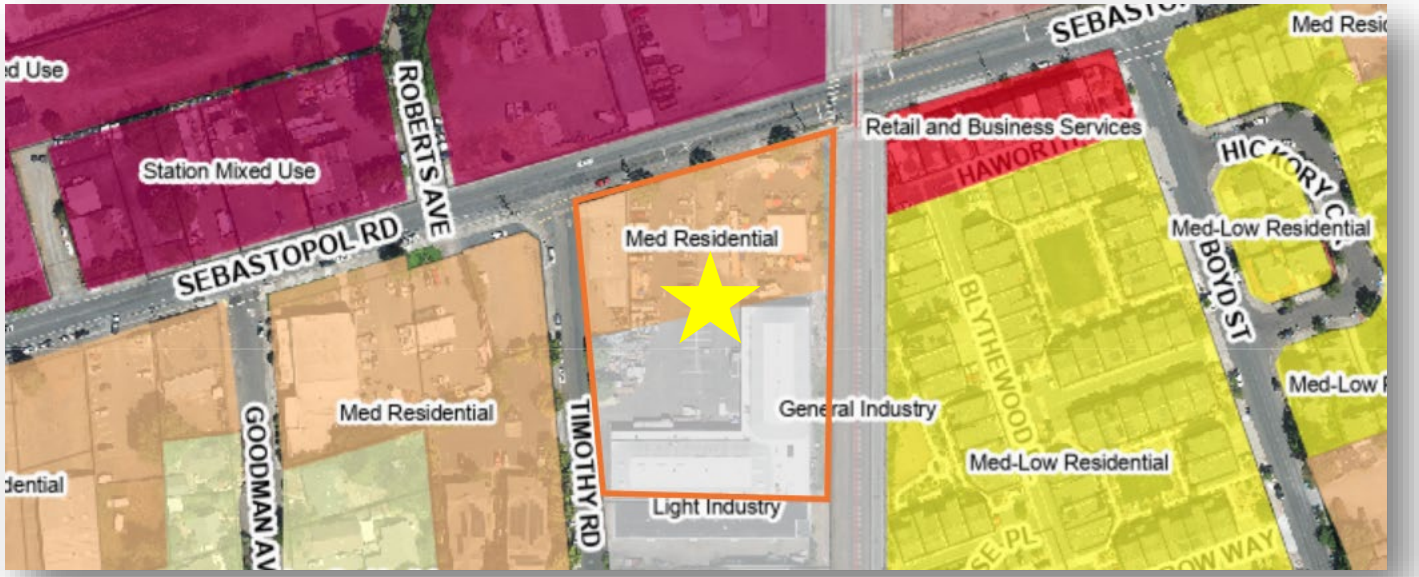
- Developed as asphalt processing plant prior to 1953
- General Plan amendment: Neighborhood Mixed-Use to Maker Mixed Use
- Zoning change: NMU (Neighborhood Mixed-Use to MMU (Maker Mixed-Use)

Proposed Sites

City of Santa Rosa

80 & 100 Sebastopol Road

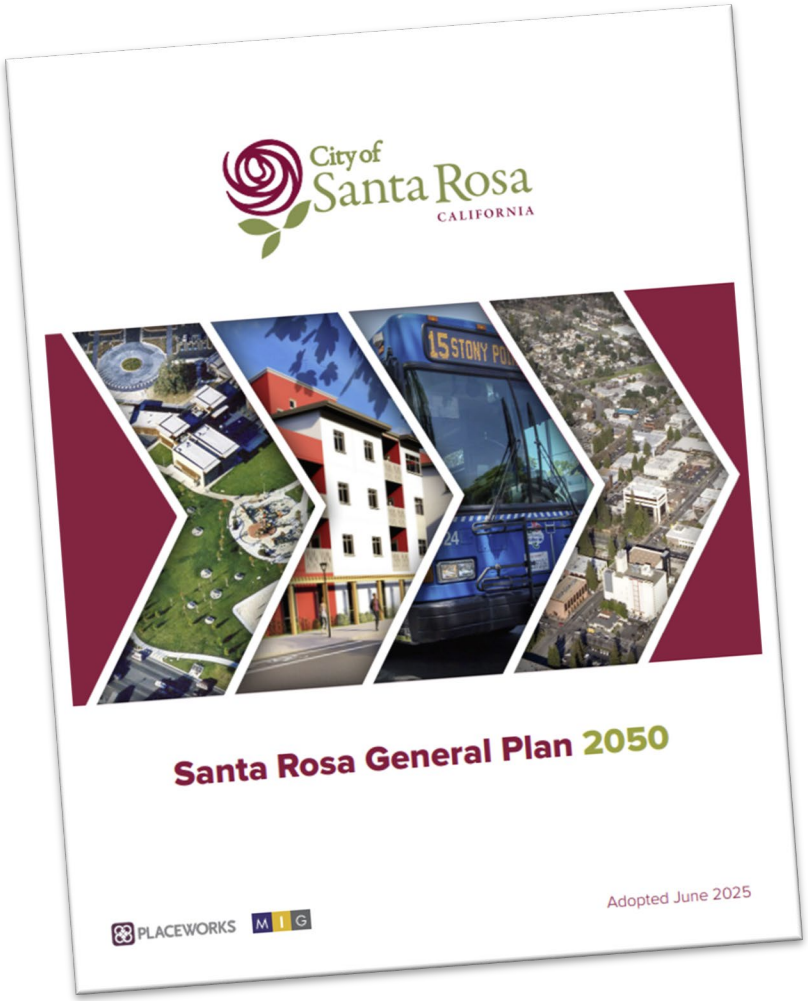
- Sites developed in 1950's and 1960's
- Mobile food vending restaurant & vacant non-residential building
- General Plan amendment: add Retail & Business Services to existing land uses
- Zoning change: R-3-18/IL- MMH-S (Multi-Family Residential/Light Industry – Missing Middle Housing Small) to CN/IL – MMH-S (Neighborhood Commercial / Light Industry - Missing Middle Housing Small)



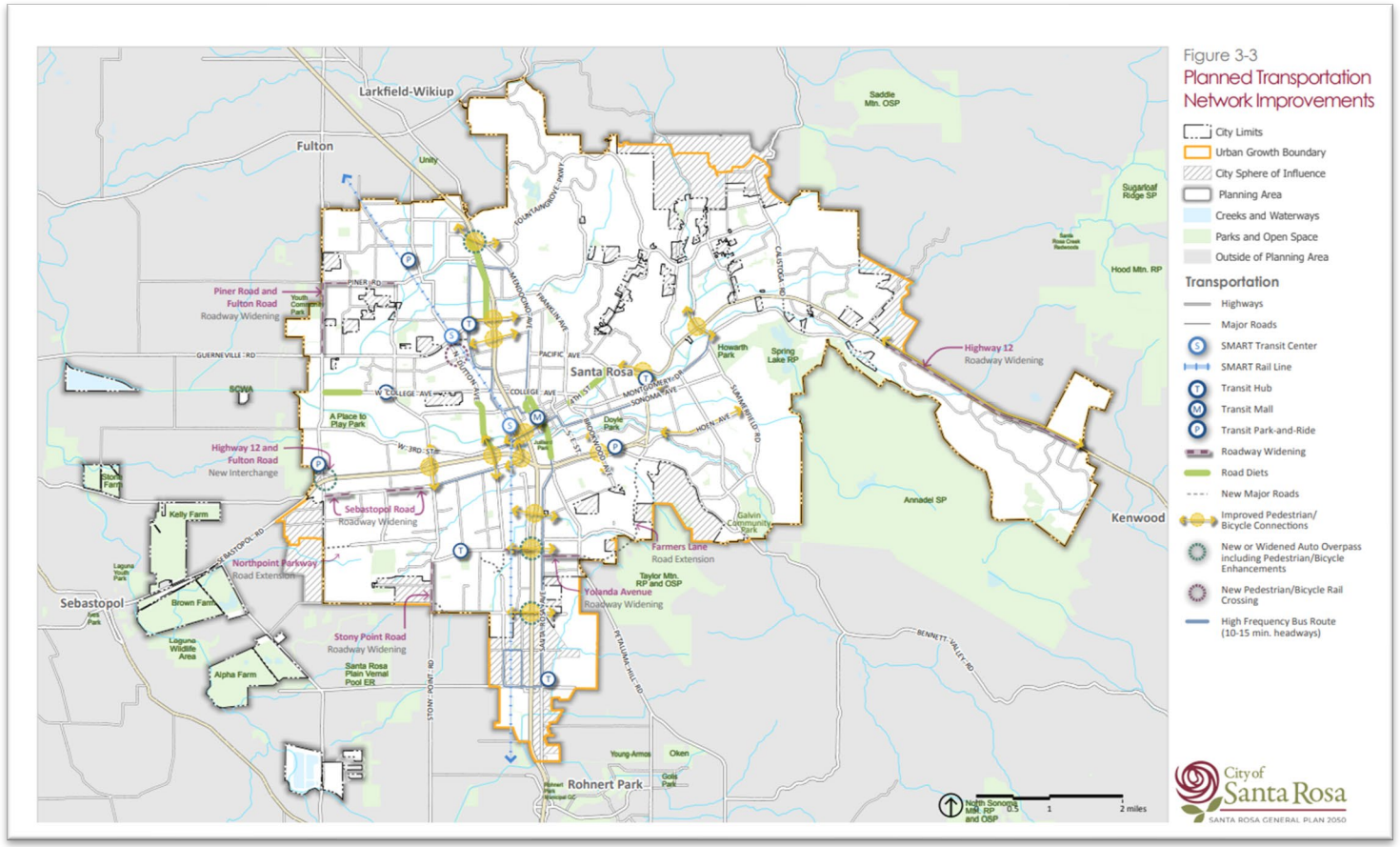
Proposed Sites

City of Santa Rosa

General Plan Text Amendment



General Plan 2050 Circulation Element



General Plan Figure 3-3

Addresses City's circulation network and how people meet daily transportation needs

Emphasizes shift to active transportation and transit use and focuses improvements in Equity Priority Areas and Areas of Change

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Active Transportation Plan

- Adopted by City Council on July 8, 2025
- Establishes a long-term vision for improving walking, biking and rolling, with focus on completing an active transportation network built for all ages and abilities

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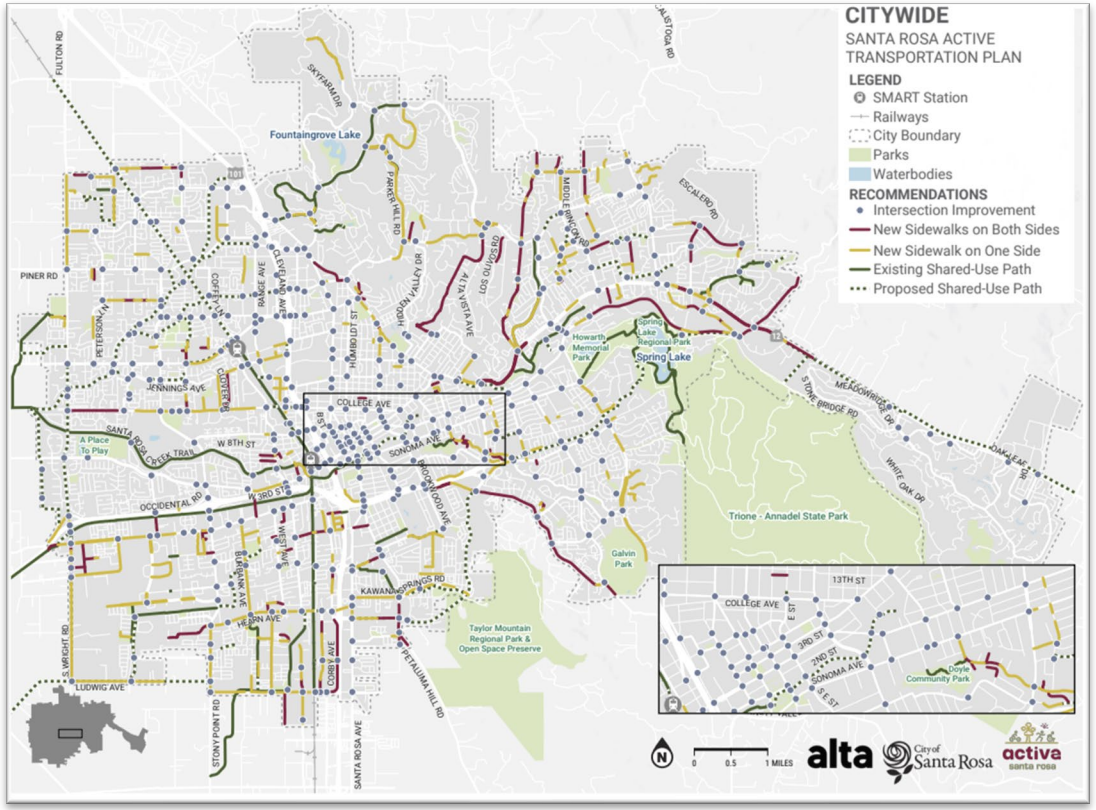
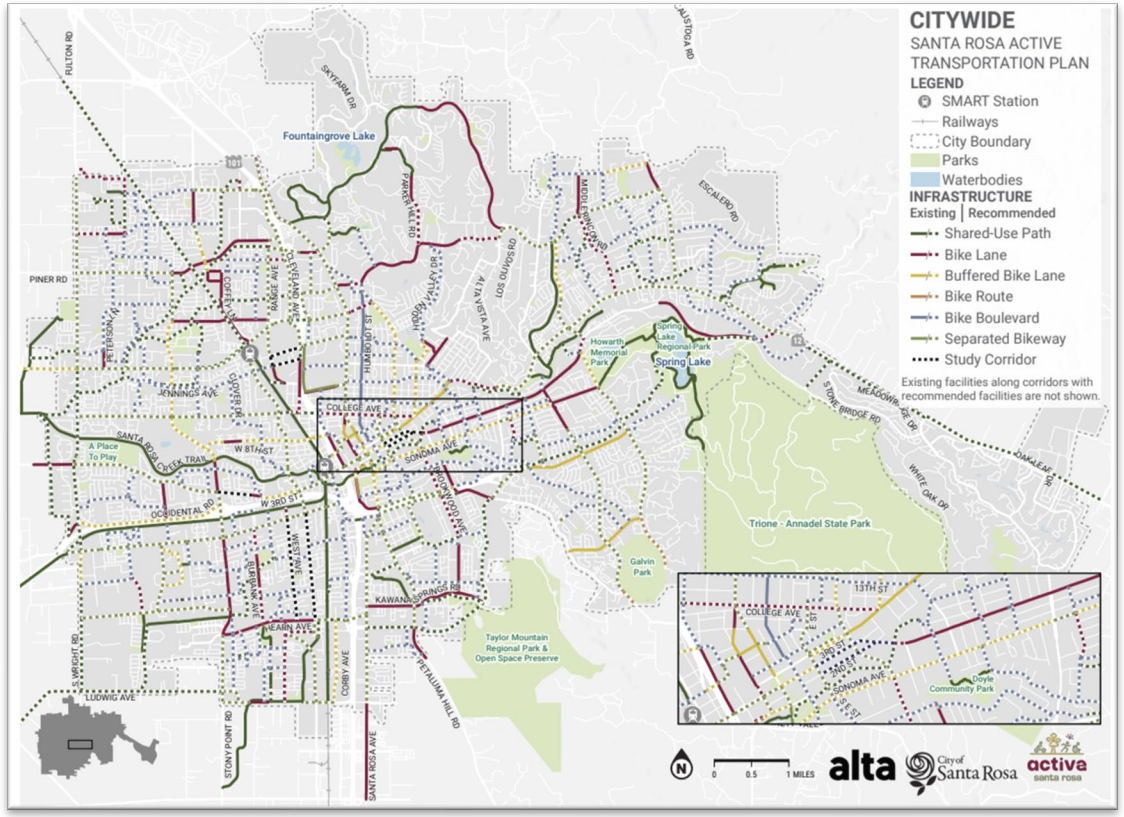
Proposed General Plan Figures 3a & 3b



Planned Pedestrian Network Improvements



Planned Bicycle Network Improvements

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Align Zoning with Land Use

Assessor's Parcel Number (APN)	Address	Existing Zoning	Proposed Zoning
010-421-011	50 W College Avenue	NMU (Neighborhood Mixed Use)	MMU (Maker Mixed Use)
010-132-014	1060 Maxwell Drive	NMU (Neighborhood Mixed Use)	MMU (Maker Mixed Use)
010-132-017	1040 Maxwell Drive	NMU (Neighborhood Mixed Use)	MMU (Maker Mixed Use)
010-421-004	50 W College Avenue	NMU (Neighborhood Mixed Use)	MMU (Maker Mixed Use)
010-132-018	1038 Maxwell Drive	NMU (Neighborhood Mixed Use)	MMU (Maker Mixed Use)
010-132-011	1056 Maxwell Drive	NMU (Neighborhood Mixed Use)	MMU (Maker Mixed Use)
010-132-012	1044 Maxwell Drive	NMU (Neighborhood Mixed Use)	MMU (Maker Mixed Use)
125-181-023	100 Sebastopol Road	R-3-18 (Multi-Family Residential) MMH-S (Missing Middle Housing Small) IL (Light Industrial)	CN (Neighborhood Commercial) MMH-S (Missing Middle Housing Small) IL (Light Industrial)
125-181-008	80 Sebastopol Road	R-3-15 (Multi-Family Residential) MMH-S (Missing Middle Housing Small)	CN (Neighborhood Commercial) MMH-S (Missing Middle Housing Small)
014-283-024	1266 Janet Way	R-1-6 (Single-Family Residential)	R-3-18 (Multi-Family Residential) MMH-S (Missing Middle Housing-Small)

City of Santa Rosa

Environmental Review

- Addendum to the General Plan 2050 Environmental Impact Report (EIR) prepared and included as Exhibit A to Resolution 1

- Addendum prepared in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15164
  - Concludes that adoption of the General Plan Amendment Package would not result in any new or more severe significant environmental impacts compared to the impacts previously disclosed and evaluated in the General Plan 2050 EIR

Public Noticing

Alternative Notice Method:

- ✓ Zoning Code Section 20-66.020(D) - when mailed notice would exceed 1,000 property owners, the City may provide public notice through a one-eighth page newspaper advertisement
- ✓ Notice was provided via a one-eighth page advertisement in the Press Democrat

Additional Public Notice:

- ✓ Electronic notice to parties who expressed interest in projects within this area of Santa Rosa
- ✓ Bulletin board postings at City Hall and on the City website

City of Santa Rosa

Recommendation

The Planning Commission and the Planning and Economic Development Department recommend that the City Council, by two resolutions and one ordinance:

1) adopt an Addendum to the General Plan 2050 Environmental Impact Report (EIR);
2) adopt amendments to the land use diagram and text of the General Plan 2050 and to the Downtown Station Area Specific Plan land use figure; and
3) approve the first reading and introduce an ordinance to adopt Zoning Map amendments to maintain consistency with the proposed General Plan land uses.

Questions?

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