

RESOLUTION NO: RESO 2025-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO THE CITY COUNCIL ADOPTION OF THE GENERAL PLAN 2050
AND SPECIFIC PLAN AMENDMENTS - FILE NUMBER - PLN25-0093

WHEREAS, on November 3, 2009, the City Council adopted the City's current general plan titled General Plan 2035; and

WHEREAS, the general plan plays the foundational role in regulating land use in the city; it is the top-level planning document, providing direction for all zoning regulations, ordinances, guidelines, and area or specific plans; and

WHEREAS, in March 2020, the City commenced the General Plan 2050 process, consisting of a comprehensive update to the City's General Plan; and

WHEREAS, on August 25, 2020, the Council adopted the Community Involvement Strategy (CIS) for the General Plan 2050 to foster an open, inclusive planning process that engaged a broad cross-section of community members and organizations; and

WHEREAS, the CIS emphasized the importance of using innovative methods to reach those who are typically underrepresented in civic and planning efforts; and

WHEREAS, the CIS also established the Citizens Advisory Committee (CAC), comprising representatives from the city's diverse neighborhoods and each of the seven Council Districts to serve as a liaison body, promoting broad and inclusive public engagement; and

WHEREAS, the Technical Advisory Committee (TAC) was also formed, consisting of City staff and representatives from external agencies, to provide technical review and guidance throughout the planning process; and

WHEREAS, in December 2020, the Existing Conditions Report was released and analyzed key aspects of Santa Rosa to help the community, decision makers, and City staff understand the issues and opportunities facing the city; and

WHEREAS the findings of the Existing Conditions Report supported the planning and engagement process for the General Plan update; and

WHEREAS, on July 20, 2021, the Council and Planning Commission received a report on the General Plan Vision Statement that was developed based on community input gathered at virtual public meetings, workshops and surveys conducted between April and June 2021; and

WHEREAS, on May 24, 2022, the Council and Planning Commission received a report on the draft Land Use and Circulation Alternatives providing a comparative analysis of the alternatives regarding housing, economics, sustainability, and safety outcomes, to generate discussion regarding where future growth and change should occur and what circulation

improvements are needed to support peoples’ ability to easily and safely move around the city; and

WHEREAS, on October 25, 2022, the Council and Planning Commission received a report on the Preferred Alternative for the General Plan 2050, which identified “areas of change,” where future housing, jobs, infrastructure improvements, and services investments will be concentrated; and

WHEREAS, on February 7, 2023, the City released the Notice of Preparation (NOP) to prepare an Environmental Impact Report (EIR) on the General Plan and to encourage agencies to comment on the scope and content of information that should be analyzed in the EIR; and

WHEREAS, in July 2023, the Draft General Plan 2050 policy framework for elements was released for public review; and included the following Chapters: Land Use and Economic Development, Circulation, Open Space, Conservation and Greenhouse Gas Reduction, Urban Design, Cultural and Tribal Cultural Resources, Historic Preservation and Art and Culture, Safety, Climate Resilience, Noise and Public Services and Facilities, and Health, Equity, Environmental Justice, and Parks; and

WHEREAS, in August and September of 2023, Draft General Plan 2050 study sessions were held with City review and advisory bodies including the City Council, Planning Commission, Design Review Board, Cultural Heritage Board, Waterways Advisory Committee, Bicycle and Pedestrian Advisory Board, and Community Advisory Board; and

WHEREAS, throughout the summer of 2023, in-person and virtual community meetings were held in both English and Spanish, along with pop-up events, to gather feedback on the Draft General Plan 2050; and

WHEREAS, on October 7, 2024, due to the volume of comments received, the Draft General Plan 2050 was revised and re-released, alongside the Draft EIR; and

WHEREAS, the General Plan 2050 sets forth land use designations, the land use map, and goals, policies and actions in each of the Plan Elements, and also includes revisions to the land use designations to better align with the vision of the proposed General Plan 2050, as depicted in Table 3-2 of the General Plan Draft EIR, as described below:

APN	Address	Existing Land Use	Proposed Land Use
180-270-050	640 Steele Lane	Low Density Residential	Retail and Business Services
043-041-034	921 Naify Lane	Low Density Residential	Medium Density Residential
035-700-077	3965 New Zealand Avenue	Low Density Residential	Retail and Business Services
037-131-018	1088 S A Street	Medium Density Residential	Retail and Business Services
037-131-019	1060 S A Street	Medium Density Residential	Retail and Business Services

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182-520-098	615 Acacia Lane	Low Density Residential	Medium High Density Residential
182-520-099	625 Acacia Lane	Low Density Residential	Medium High Density Residential
035-530-044	1455 Corporate Center Parkway	General Industry	Business Park
010-091-001	8 W 9 th Street	Neighborhood Mixed Use	Maker Mixed Use
125-252-003	1370 Burbank Avenue	Medium Density Residential	Parks/Recreation
043-122-007	3012 Dutton Meadow	Medium Density Residential	Parks/Recreation
041-043-056	1478 Guerneville Road	Public/Institutional	Transit Village Mixed Use
041-043-057	1480 Guerneville Road	Public/Institutional	Transit Village Mixed Use
010-091-007	806 Donahue Street	Neighborhood Mixed Use	Maker Mixed Use

WHEREAS, local streets were removed from the proposed General Plan 2050 Land Use Diagram and circulation maps since they are not factored into traffic modeling for the General Plan and may change as specific projects are implemented in the future; and

WHEREAS, removing local streets from these maps avoids the need to prepare a General Plan amendment at a future date when additional connections may be added or removed with specific projects; and

WHEREAS, to maintain consistency, minor revisions are proposed to the North Station Area Specific Plan and the Roseland Area/Sebastopol Road Specific Plan circulation/mobility text and figures to eliminate references to proposed local streets shown in Exhibit C; and

WHEREAS, the General Plan 2050 also includes the Communitywide Greenhouse Gas Reduction Strategy (General Plan 2050, Appendix A), which updates and replaces the City's 2012 Community Climate Action Plan (CAP), and provides a strategic plan for how the City will reduce GHG emissions and foster a sustainable community through 2050 and beyond; and

WHEREAS, on October 7, 2024, in accordance with CEQA and State CEQA Guidelines, the City released a Draft Environmental Impact Report (DEIR) for the Draft General Plan 2050, which was submitted to the State Clearinghouse (SCH#2023020166) for a 45-day review period and made available for public comment through November 20, 2024; and

WHEREAS, on November 14, 2024, the Planning Commission conducted a public hearing on the adequacy of the General Plan 2050 Draft EIR; and

WHEREAS, in April 2025, a Final EIR (FEIR), consisting of the 2024 Draft EIR, responses to comments, revisions to the Draft EIR, and a Mitigation Monitoring and Reporting Program (MMRP) was been prepared and published on the project website; and

WHEREAS, the General Plan 2050 includes an Errata (Exhibit B) which integrates comments from consultation with local Tribes and Cal FIRE, which are incorporated into the FEIR; and

WHEREAS, State law requires that the California Board of Forestry and Fire Protection (BOF) review city and county General Plan Safety Elements prior to adoption; and

WHEREAS, during the April 8, 2025, public meeting of the California Board of Forestry and Fire Protection, the Board approved the draft Safety Element to move forward toward adoption, and expressed appreciation for the forward-thinking policies and actions, as well as the focus on at-risk populations and the financial practicality of the proposed programs; and

WHEREAS, on April 24, 2025, at a public meeting of the Planning Commission, the Commission considered the Draft General Plan 2050, including the Communitywide Greenhouse Gas Reduction Strategy and General Plan 2050 Errata and Specific Plan amendments, at which time all persons were invited to speak or submit written comments; and

WHEREAS, the Planning Commission has considered the potential environmental impacts identified in the General Plan 2050 FEIR prepared for the Draft General Plan 2050; and has recommended, by separate resolution, that the City Council certify the General Plan 2050 Final EIR as complete and adequate under CEQA.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa has considered the public testimony on the Draft General Plan 2050 and Errata and associated Specific Plan amendments and has reached consensus on issues important to the community.

BE IT FURTHER RESOLVED that the Planning Commission has further determined that the Draft General Plan 2050, with the recommended changes, will provide necessary and appropriate guidance for the development and conservation of the city.

BE IT FURTHER RESOLVED, the Planning Commission finds that the General Plan 2050 is justified to update the city's framework of goals, objectives and policies, in that:

- A. Adoption of the General Plan 2050 creates internal consistency among the General Plan elements including the Housing Element adopted by the City Council on February 14, 2023, and certified by the State Housing and Community Development Department (HCD) on April 7, 2023. Goals, policies, and actions in the Land Use and Economic Development chapter, focusing on Areas of Change, support the City in reaching its mandates for providing housing, as required in the certified Housing Element. Objectives and measures included in the 2024 Communitywide Greenhouse Gas Reduction Strategy are woven into the goals, policies and actions within all chapters of the General Plan 2050 to ensure internal consistency and so that as the General Plan 2050 is implemented,

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it supports the City in reducing its greenhouse gas emissions to reach its climate mandates.

- B. Adoption of the General Plan 2050 would not be detrimental to the public interest, health, safety, convenience, or welfare of the City. The General Plan 2050 is comprised of updated goals, policies, actions, figures and tables, that align with City priorities, legal requirements, and State mandates, through addressing issues of critical importance. These issues include land use, housing, sustainability, climate resilience, health, equity, conservation, open space, historical preservation, cultural and tribal cultural resources, economic vitality, environmental justice, transportation, safety, noise and public services and facilities, with a focus on improving safety, welfare, convenience, and the health of the public. Objectives and measures included in the 2024 Communitywide Greenhouse Gas Reduction Strategy are woven into all chapters of the General Plan 2050's goals, policies and actions, to ensure that as the General Plan 2050 is implemented, it supports the City in reducing its greenhouse gas emissions to reach its climate mandates. Supportive General Plan Policies and Implementing Programs are also identified in the Greenhouse Gas Reduction Strategy.
- C. The proposed project site is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities), in that it is made up of long-range policy documents including the General Plan 2050, the Communitywide Greenhouse Gas Reduction Strategy, the General Plan 2050 Errata, and the Specific Plan amendments. The project does not propose any specific development projects at this time. It has been reviewed as part of the General Plan 2050 EIR to reduce or avoid impacts that have been identified at a program level, to a less-than-significant level, to the degree feasible, by including a series of Mitigating Actions that will be implemented with subsequent projects, as applicable to the project(s). All subsequent development will be subject to the goals, policies, and actions set forth in the plan. Before any development can occur in the EIR Study Area, it must be analyzed for consistency with the adopted General Plan, zoning requirements, and other applicable local and State requirements; and comply with the requirements of CEQA as applicable.
- D. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that a Final EIR has been prepared and by separate resolution, the Planning Commission has recommended to the City Council certification of the General Plan 2050 FEIR.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa hereby recommends that the City Council adopt the General Plan 2050, including the Communitywide Greenhouse Gas Reduction Strategy, the General Plan 2050 Errata, and Specific Plan amendments, as set forth in Exhibits A, B and C of this Resolution.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 24th day of April 2025, by the following vote:

AYES:

NOES:

ABSTAIN/RECUSE:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY

- Exhibit A – General Plan 2050
- Exhibit B – General Plan 2050 Errata
- Exhibit C – Specific Plan Amendments