

RESOLUTION NO. RES-2025-091

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA ADOPTING THE
GENERAL PLAN 2050 AND ASSOCIATED 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 Community 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, 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, 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, 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 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, on November 14, 2024, the Planning Commission conducted a public hearing on the adequacy of the General Plan 2050 Draft EIR; 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, 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, and 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
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, the proposed land use change for the property located at 615/625 Acacia Lane, from Low Density Residential to Medium-High Density Residential, coupled with the proposed residential project on that site, will result in an increase of more than 140 residential units. In compliance with Government Code Section 65863.b(2) and Section 66300, the Housing Crisis Act, this change provides concurrent action to offset a proposed land use change at 3150 Dutton Avenue from Medium Density Residential to General Industry that would decrease residential capacity by 86 units. The 3150 Dutton Avenue land use amendment is scheduled for action by the City Council, as part of the First 2050 General Plan Amendment Package, on June 3, 2025; and

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 as shown in Exhibit C; 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, the Safety Element of the General Plan integrates and incorporates by reference the current Sonoma County Multi-Jurisdictional Local Hazard Mitigation Plan, including the City of Santa Rosa Annex, approved by the Federal Emergency Management Agency, in accordance with California Government Code Section 8685.9, 65302, and 65302.6; and

WHEREAS, during the April 24, 2025, public meeting of the Planning Commission, the Commission considered the potential environmental impacts identified in the General Plan 2050 FEIR prepared for the General Plan 2050; and recommended by resolution, that the Council certify the General Plan 2050 Final EIR as complete and adequate under CEQA; and

WHEREAS, during the April 24, 2025 public meeting of the Planning Commission, the Commission considered the 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 recommended by resolution, that the Council adopt the General Plan 2050, Errata, and associated Specific Plan amendments; and

WHEREAS, this proposed General Plan 2050 and associated Specific Plan amendments is part of the First 2025 General Plan Amendment Package.

NOW, THEREFORE, BE IT RESOLVED that the Council has considered public testimony on the General Plan 2050, Errata, and Specific Plan amendments, and has reached consensus on issues important to the community and has determined that the General Plan 2050 will provide necessary and appropriate policy guidance through the horizon year of 2050.

BE IT FURTHER RESOLVED that the Council finds the following:

- A. The adoption of the General Plan 2050 establishes internal consistency within all elements of the General Plan and creates a framework for maintaining internal consistency among all of the planning documents within the City of Santa Rosa, providing direction for all zoning regulations, ordinances, guidelines, and area or specific plans. The General Plan is also consistent with the housing element approved and certified in 2023, in that it identifies areas where additional housing can be accommodated to meet the City's Regional Housing Needs Allocation (RHNA), as required by the State of California.
- B. The adoption of the General Plan 2050 would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that it provides guidance for its growth, development, and conservation through the horizon year of 2050. In accordance with Government Code Section 65302(h) (SB 1000), the City has included an environmental justice element within the General Plan that identifies disadvantaged communities as well as objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include the reduction of pollution exposure, the improvement of air quality, the promotion of public facilities, food access, safe and sanitary homes, and physical activity. The safety element is also correlated with the requirements of the Local Hazard Mitigation Plan.
- C. The Project site encompasses all of the City of Santa Rosa including the land within the City limits and Urban Growth Boundary and is therefore physically suitable for the guidance provided by the goals, policies and actions outlined in the General Plan.
- D. The General Plan 2050 has been reviewed and analyzed in compliance with the California Environmental Quality Act, and by separate resolution, the City Council has certified the General Plan 2050 Final EIR.

BE IT FURTHER RESOLVED that the Council has considered the recommendations of the Planning Commission, testimony on the General Plan 2050, has reached consensus on issues important to the community, and has determined that the General Plan 2050 (Exhibit A), Errata (Exhibit B), and Specific Plan amendments (Exhibit C), together provide the necessary policy guidance for development and conservation of the City of Santa Rosa through the horizon year of 2050.

///

///

BE IT FURTHER RESOLVED that, based on the foregoing, the Council of the City of Santa Rosa hereby adopts the General Plan 2050, Errata, and the associated Specific Plan amendments, including the General Plan land use amendment for the property located at 3150 Dutton Avenue approved by the Council on June 3, 2025 (Resolution No._____).

IN COUNCIL DULY PASSED this 3rd day of June, 2025.

AYES: (6) Mayor Stapp, Vice Mayor Alvarez, Council Members Bañuelos, Fleming, MacDonald, Rogers

NOES: (0)

ABSENT: (1) Council Member Okrepkie

ABSTAIN: (0)

RECUSE: (0)

ATTEST: _____ APPROVED: _____
Deputy City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

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