



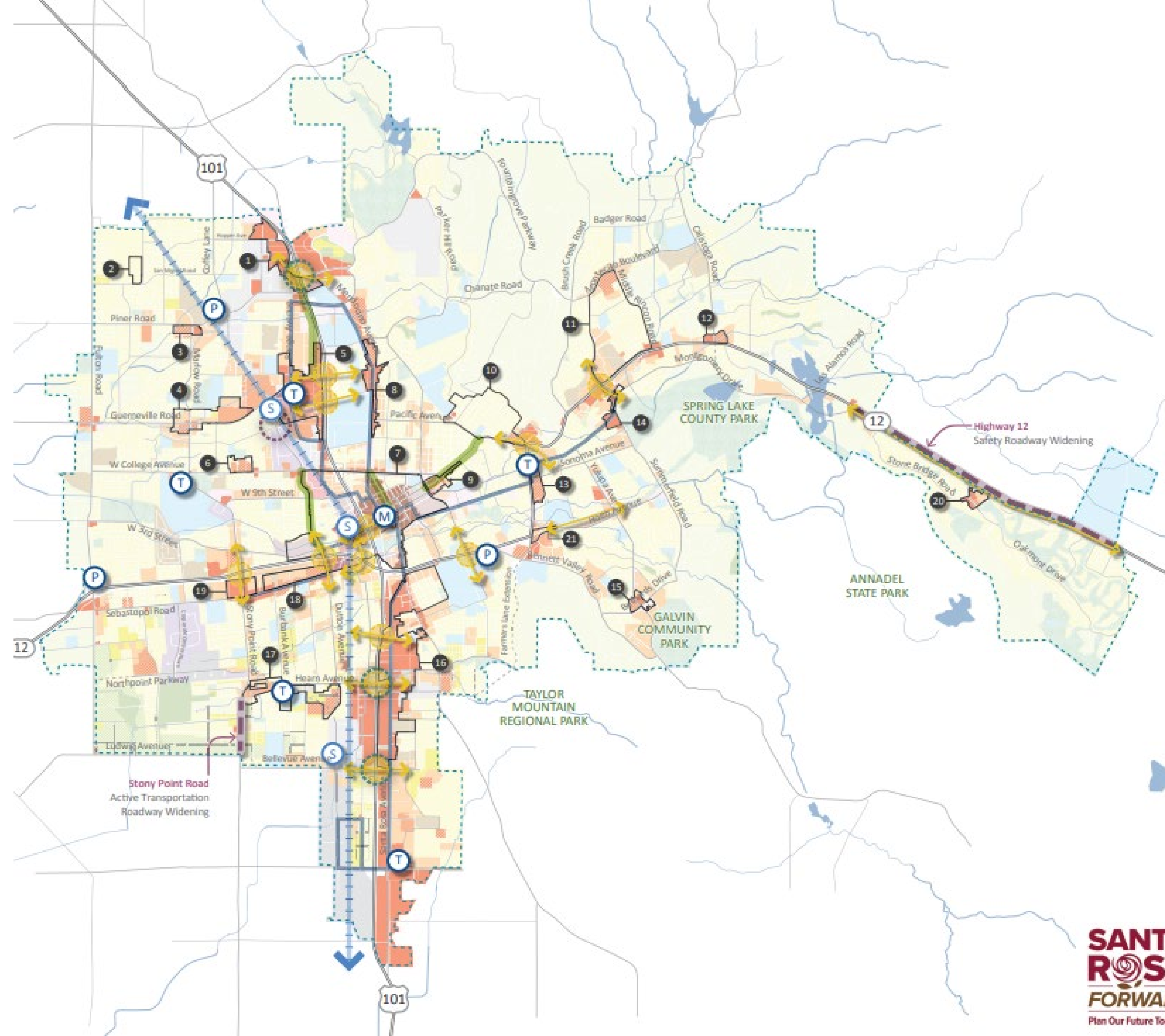
GENERAL PLAN 2050 IMPLEMENTATION PACKAGE

Planning Commission
September 25, 2025

Amy Nicholson, Supervising Planner

GENERAL PLAN 2050

- Initiated in Spring of 2020
- Recommended for approval by Planning Commission in April 2025
- Adopted by Council on June 3, 2025



Project Components

01

Municipal Code and Zoning Code Amendments

- Implement various General Plan Actions
 - Performance standards
 - Permitted land uses
 - EV charging
- Include clarification of parkland dedication credits and improvements
- Create Missing Middle Housing(MMH) Combining District & Standards

02

Zoning Map Amendments

- Aligns zoning and land use for 26 targeted parcels with land use changes in General Plan 2050
- Resolves existing inconsistencies throughout the City
- Applies MMH Combining District

Amendments to 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

Defining school recreational land as publicly accessible and recreational land at schools and through public private partnerships.

Park amenities elements table revised

Amendments to Title 21 – Growth Management

The General Plan 2050 does not include a Growth Management Element, unlike previous versions

Element eliminated due to conflicts with:

- City housing production goals
- Regional Housing Needs Assessment (RHNA) requirements

As a result of removal from the General Plan, the corresponding Municipal Code Chapter proposed for deletion

Amendments to Implement General Plan Actions

Additional performance standards applied to new developments:

- Biological Resource Assessment
- Health Impact Assessment

Mid-point of residential density required in R-3 (Multi-family) and TV-R (Transit Village Residential) zoning districts

Electric vehicle charging review process streamlined and use is allowed in more Zoning Districts

Clarifications to Implement the General Plan

- Neighborhood Mixed Use Zoning District
 - Classified as a commercial district – uses allowed broadened
 - Description of Zoning District consistent with General Plan characterization
- Microenterprise Home Kitchen Operations added
- Adjustments to Implementing Zoning District Table to align with General Plan land uses
- Definition of multi-family land use is proposed to be updated to reflect parcel use rather than structure type - allows detached units to qualify as multi-family if located on the same parcel.

Various Corrections & Clarifications

Clarification of headers, titles and footnotes in various land use tables

Elimination of Chapter 20-16 – Resilient City Development Measures - replaced by Chapter 20-35 in 2024

Clarification of process of Design Review and Preservation Board review for City Projects

Realignment of development standards table to provide greater clarity

Streamlined review authority added to review authority table

Measurement correction on vision triangle diagram to align with existing text

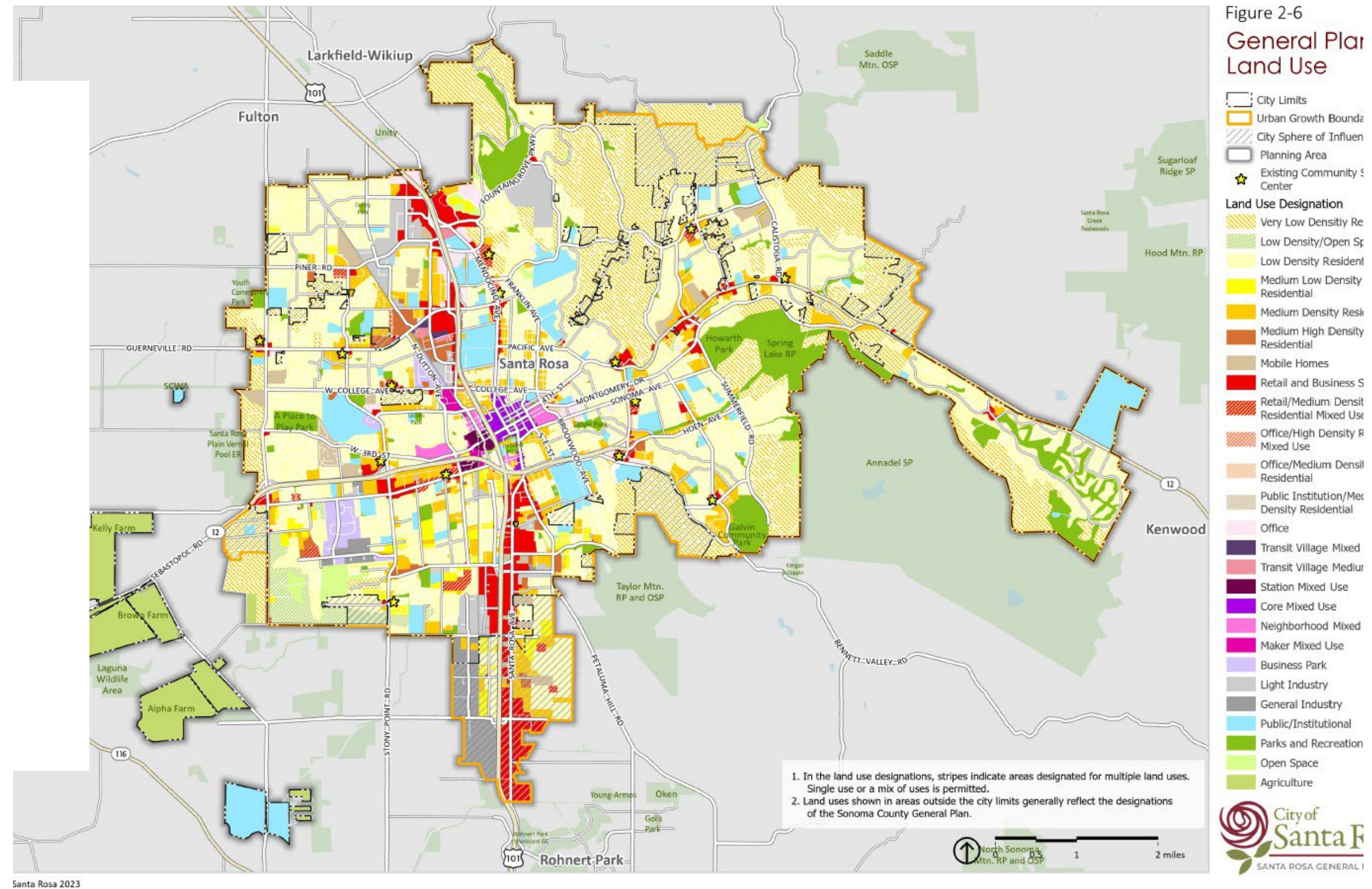
Design Review Board to Design Review and Preservation Board in Resilient City Development Measures and Design Review Chapters

Clarifying the Zoning Administrator may elevate decision to a higher authority as needed

Clarification of Director's ability to elevate items to a public hearing or consolidate review with multiple entitlements to the highest review authority

Government Code requires Consistency between General Plan land use and Zoning

Rezones 2,119 parcels to implement existing General Plan land use designation

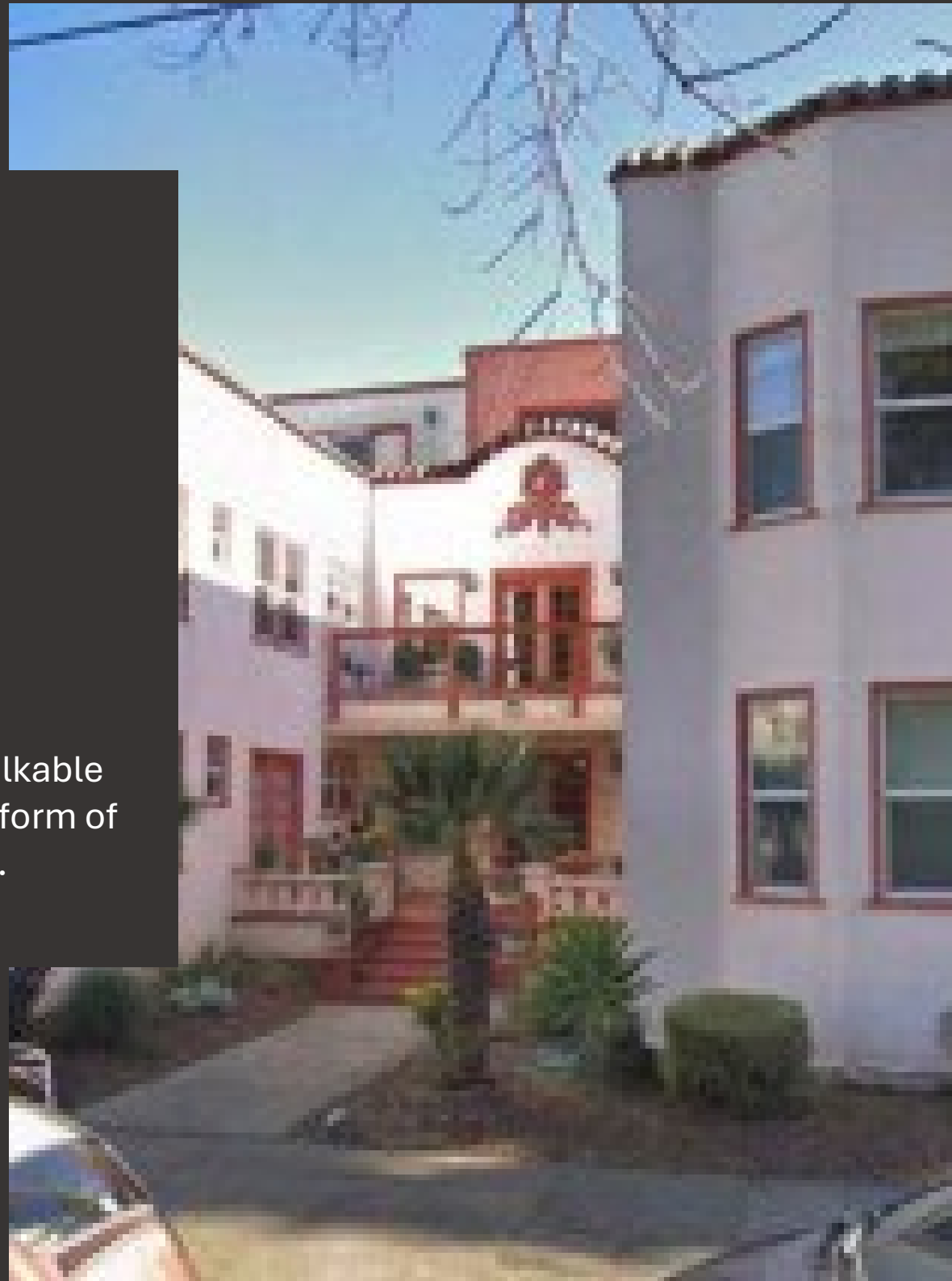


Zoning Consistency with the General Plan

- The General Plan Land Use Diagram assigns designations to all properties within the Urban Growth Boundary.
- 26 parcels require zoning map amendments for consistency with the adopted General Plan 2050 vision.
- 2,093 parcels have zoning that conflicts with General Plan land use designations established prior to the current version of the General Plan.
- Many inconsistencies date back to 2009 or earlier.

Missing Middle Housing

House-scale buildings with multiple units in walkable neighborhoods. “Middle” refers to the size and form of buildings – not required affordability by income.



Key Characteristics



**Small Units/Walkable
neighborhoods**



‘Gentle Density’



**Density less
important than form**



**Creates
neighborhoods**

Key Characteristics



Minimal Parking



Public Realm



Shared Spaces



Livable Development

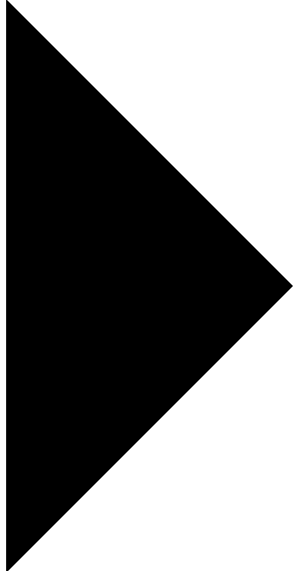
Local Examples of Missing Middle Housing



Why did Missing Middle Housing go missing?

Focus on Single
Family Homes or
Downtown Mid/High
Rise over last 75
years

Automobile-centered
growth



Missing Middle Housing addresses changing demographics

Shrinking household size—approximately, 30% of households are single person and approximately 85% of households do not have children

Less upkeep—many Millennials and Baby Boomers want to live in walkable neighborhoods with less upkeep of large houses and large yards

Retirees—10,000 Baby Boomers retire every day - many have limited or no savings and are looking for smaller, more affordable housing options

Existing Context + Environmental Hazards

The map below shows existing urban areas within City limits. Shaped by its geography, parts of Santa Rosa are at increased risk from wildfire and flooding.

Figure 3.1 Existing urban context and environmental constraints within Santa Rosa.

- City boundary
- Wildland Urban Interface (WUI) overlay
- FEMA Floodplain Overlay
- Open space/ parks
- Highway
- SMART railroad
- SMART station and ½ mile walk radius

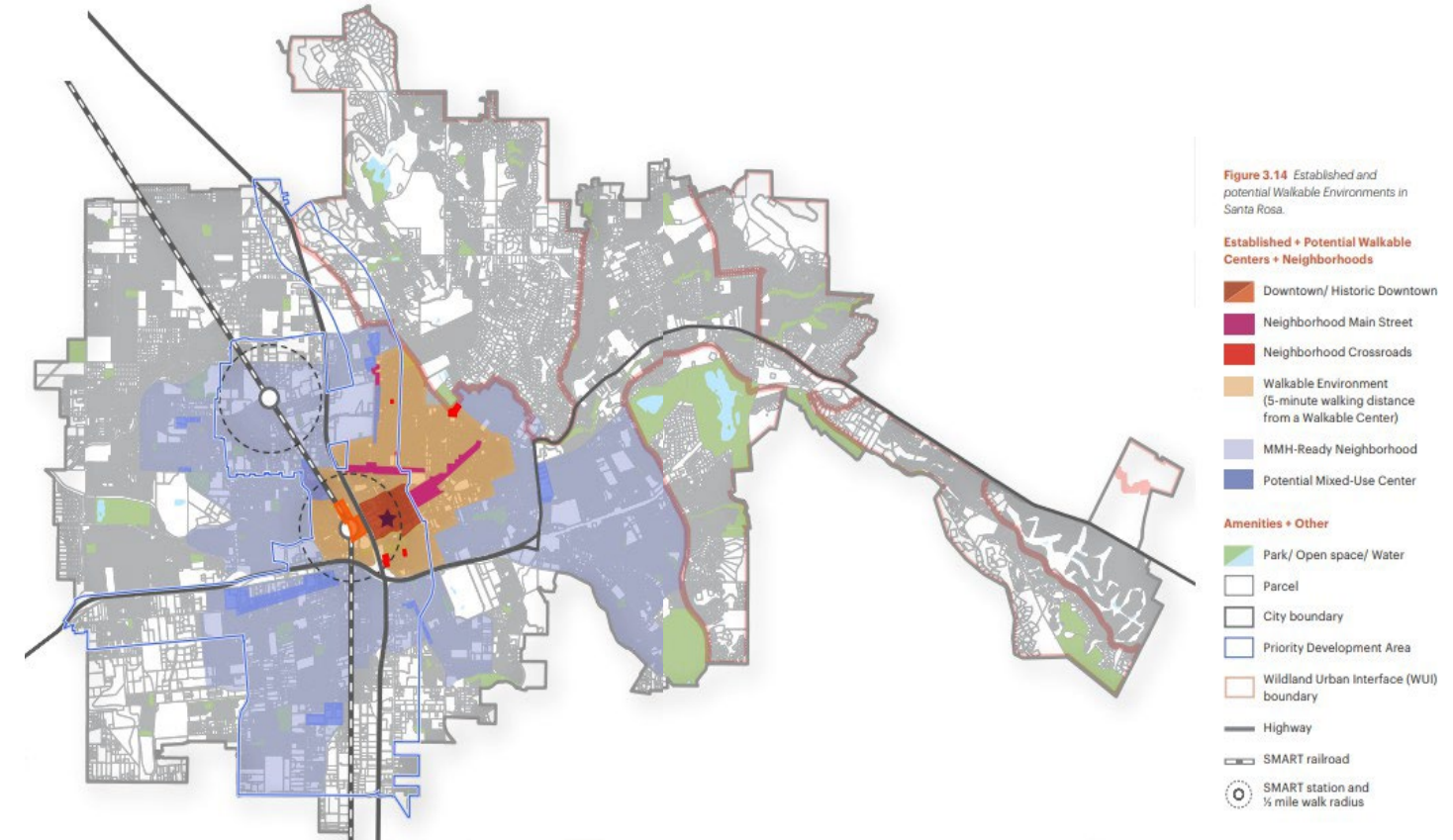
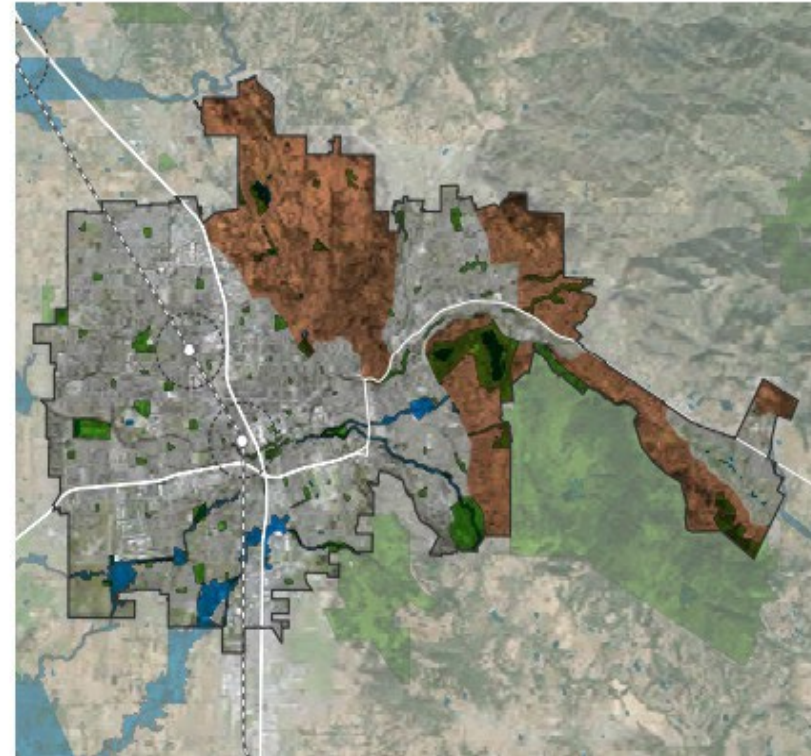
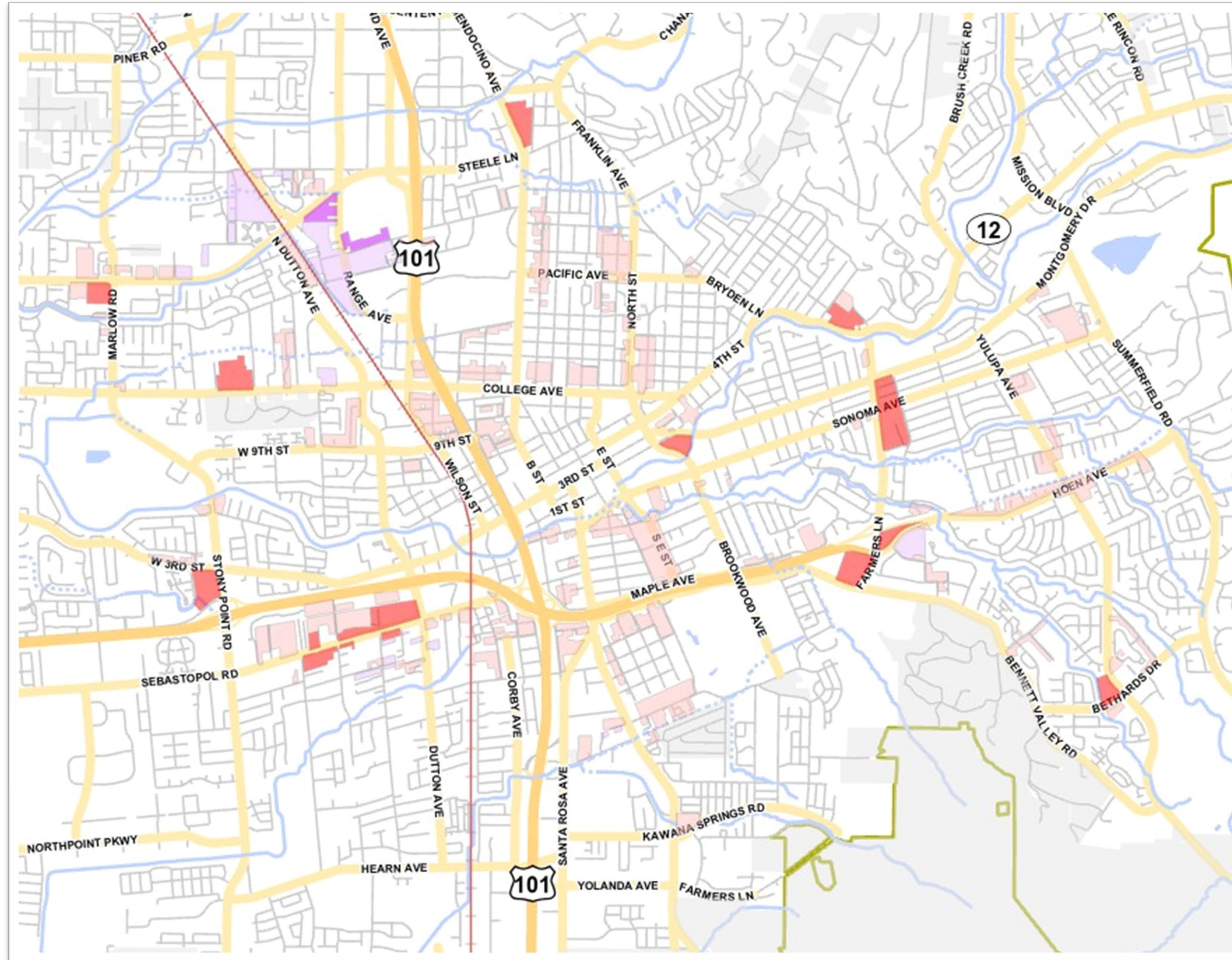


Figure 3.14 Established and potential Walkable Environments in Santa Rosa.

- Established + Potential Walkable Centers + Neighborhoods
- Downtown/ Historic Downtown
- Neighborhood Main Street
- Neighborhood Crossroads
- Walkable Environment (5-minute walking distance from a Walkable Center)
- MMH-Ready Neighborhood
- Potential Mixed-Use Center

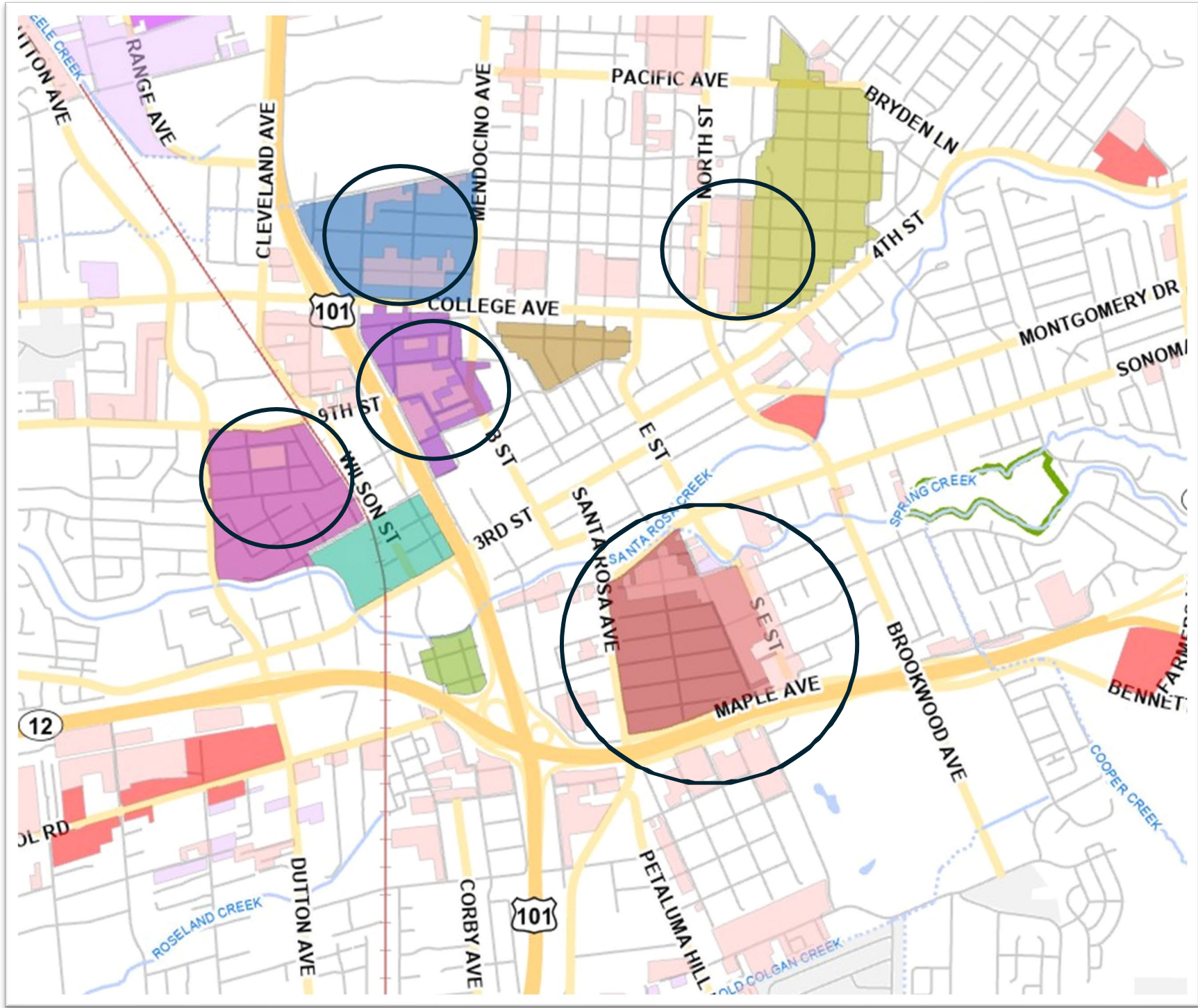
- Amenities + Other
- Park/ Open space/ Water
- Parcel
- City boundary
- Priority Development Area
- Wildland Urban Interface (WUI) boundary
- Highway
- SMART railroad
- SMART station and ½ mile walk radius

Missing Middle Housing in Santa Rosa



Missing Middle Housing Overlay Areas

MMH in Historic Preservation Districts



- BURBANK GARDENS
PRESERVATION DISTRICT
- CHERRY STREET PRESERVATION
DISTRICT
- MC DONALD PRESERVATION
DISTRICT
- OLIVE PARK PRESERVATION
DISTRICT
- RAILROAD SQUARE
PRESERVATION DISTRICT
- RIDGWAY PRESERVATION
DISTRICT
- ST. ROSE PRESERVATION DISTRICT
- WEST END PRESERVATION
DISTRICT

Small, house scale buildings

The Palette of Missing Middle Housing Types

Source: Opticos Design, Inc.



Duplex Side-by-Side

2 units



Duplex Stacked

2 units



Cottage Court¹

5-10 units



Fourplex²

4 units

Larger multi-unit buildings



Multiplex Small
5-10 units



Multiplex Large
6-18 units



Courtyard Building
6-20 units



Townhouse
1 unit



Live/Work
1 unit



MMH Small (-MMH-S)

A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Sub-Zone: MMH Small Flex (-MMH-S-F)

The flex sub-zone allows an additional frontage type (Shopfront) to support non-residential ground-floor uses within the same built character as the base zone.

Missing Middle Small (MMH-S)

- Small to Medium building footprints
- Primarily detached buildings
- Low intensity buildings

Missing Middle Medium (MMH-M)



MMH Medium (-MMH-M)

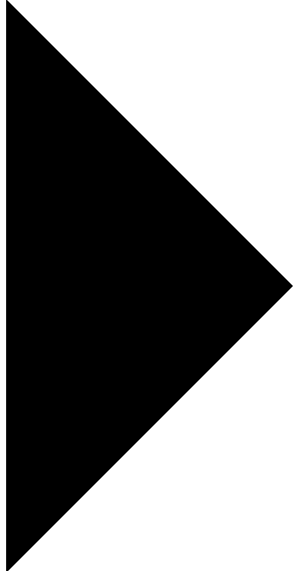
A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Sub-Zone: MMH Medium Flex (-MMH-M-F)

The flex sub-zone allows additional frontage types (such as Terrace and Shopfront) to support non-residential ground-floor uses within the same built character as the base zone.

- Small to Medium building footprints
- Primarily attached buildings
- Moderate intensity buildings

Missing Middle Housing Zoning Code Integration

- 
- Add new Zoning Districts to Chapter 20-38 – Combining Districts
 - MMH – S (Missing Middle Housing Small)
 - MMH – M (Missing Middle Housing Medium)
 - Regulations exclusively apply to new Missing Middle Housing developments
 - Zoning Map updated to apply new combining district to 1,991 parcels
 - Exempt from Use Permit and Design Review
 - Landmark Alteration Permit required within City’s Preservation Districts

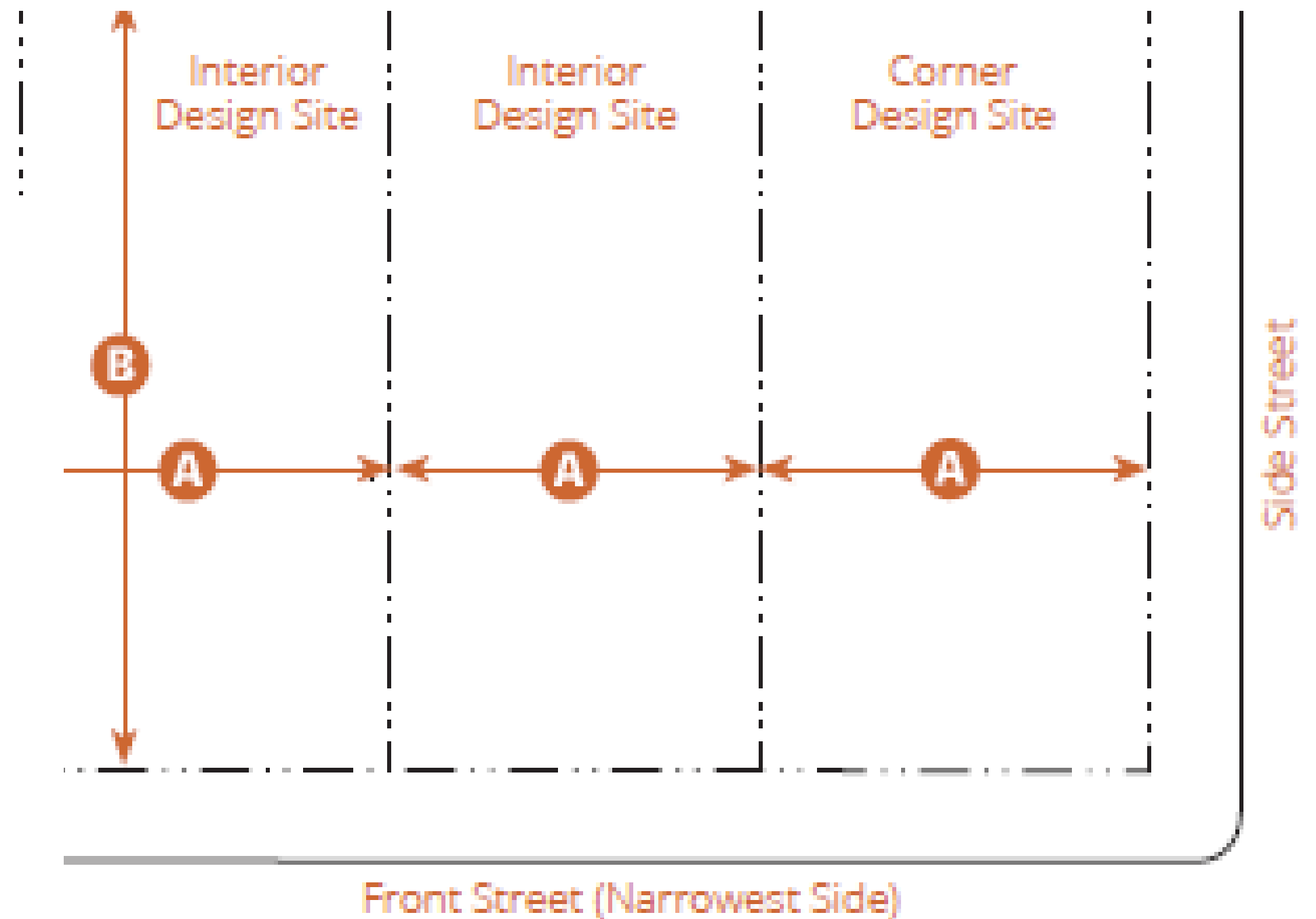
Design Sites

Area designated for a single building type

Treated as separate lot for setbacks and standards

Must front a street, paseo, or open space

Enables multiple small-scale buildings to activate public space



Key

--- Design Site Line/Property Line/

Lot Width and Depth Housing Type

Allowed Primary Building Types	Standards	Design Site Dimensions		MMH Small (-MMH-S)	MMH Medium (-MMH-M)
		Width A	Depth B		
Duplex Side-by-Side	Table 2-24	40' min.	100' min.	•	
Duplex Stacked	Table 2-25	35' min.	100' min.	•	
Cottage Court	Table 2-26	80' min.	120' min.	•	
Triplex/Fourplex	Table 2-27	50' min.	100' min.	•	•
Multiplex	Table 2-28	50' min.	100' min.		•
Townhouse Run	Table 2-29	65' min.	100' min.	•	•
Courtyard Building	Table 2-30	80' min.	120' min.		•
• = Building type is allowed in the indicated MMH zone.					
Accessory and Junior Accessory Dwelling Units					
See Section 20-42.130 (Accessory dwelling units) for standards.					

TABLE 2-25—DUPLEX STACKED

Number of Units

Units per Primary Structure

2 max.

Primary Structures per Design Site

1 max.

Key

--- Design Site Line

--- Setback Line

■ Building Footprint

Figure 2-26

Key

--- Design Site Line

--- Setback Line

■ Frontage Type

□ Open Space

Figure 2-27

Building Size and Massing

Main Body

Wing(s)

Height (Stories)

2 max.

1 max.

Width

A 36' max.

C 15' max.

Depth

B 50' max.

D 20' max.

Separation between Wings

N/A

15' min.

Offset from Main Body

N/A

E 2' min.

Pedestrian Access

F Primary Entrance Location Front Street or Side Street

Each unit shall have an individual entrance.

Vehicular Access and Parking

G Driveway and parking location shall comply with standards in Table 2-23 (Vehicular and Bicycle Parking).

Common Open Space

H Width 15' min.

H Depth 10' min.

Open space not required if building is located within an 800-foot walking distance of a public park or other civic space.

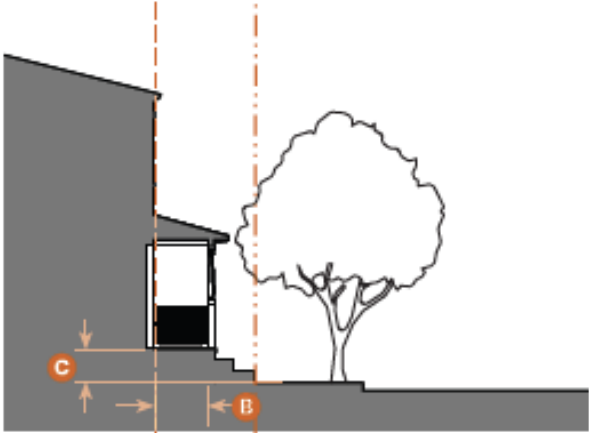
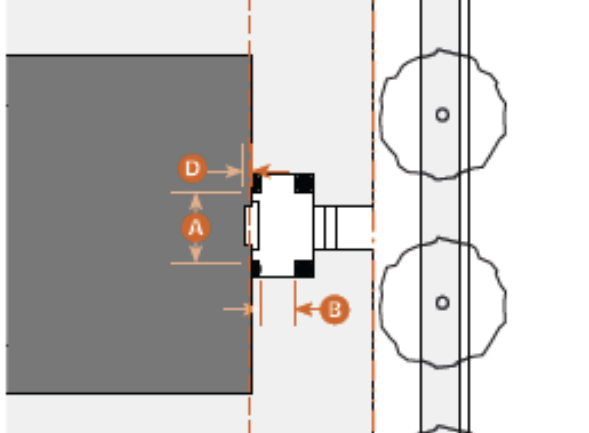
Required setbacks and driveways do not count toward open space.

Required open space shall be located behind the main body of the building.

Development Form

- Setbacks
- Height
- Massing
- Frontage Types
- Driveways and on-site parking

Frontage Type

TABLE 2-34—STOOP		
 Key ----- Design Site Line Setback Line Figure 2-44		
 Key ----- Design Site Line Setback Line Figure 2-45		
Dimensions		
A	Width, Clear	4' min.
B	Depth, Clear	3' min.
C	Finish Level above Sidewalk	12'-0" max.
D	Depth of Recessed Entrances	8'-0" max. from face of exterior wall
Miscellaneous		
Each Stoop shall provide access to only one ground floor entrance.		
Gates are not allowed.		

- Entrances facing the street must include frontage types - stoops, projecting or engaged porches, dooryards, and forecourts.
- Terraces and shopfronts permitted for non-residential uses.

Civic Spaces

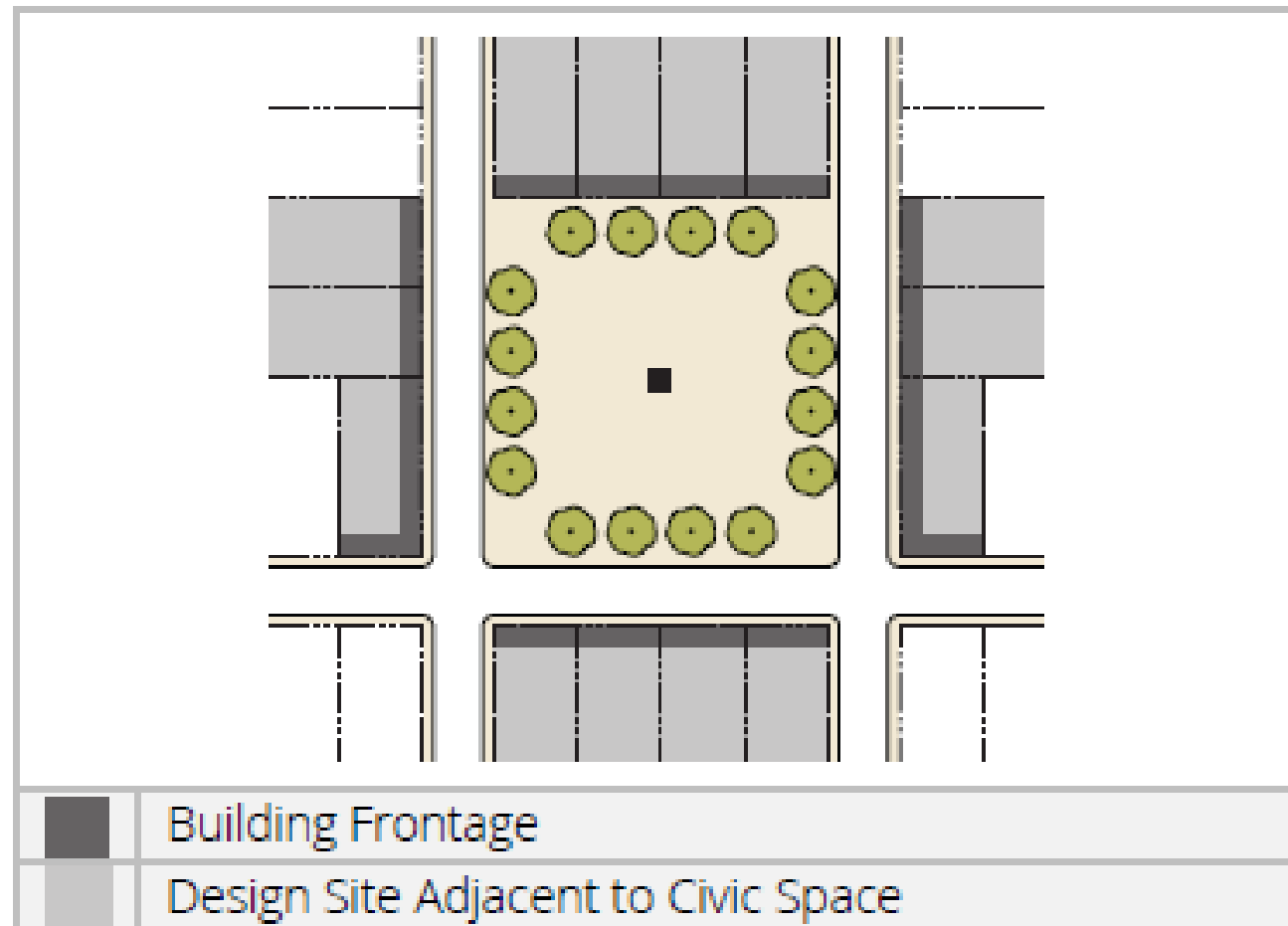
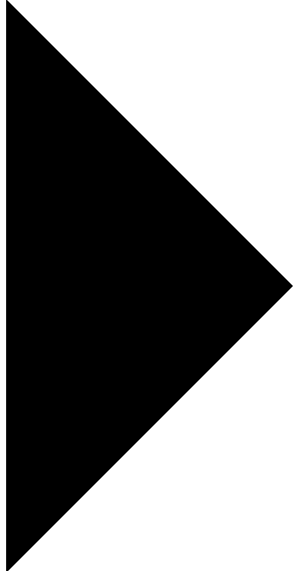


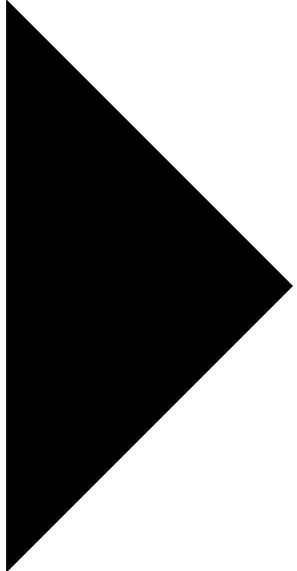
Figure 2-53 – Building Frontage Adjacent to a Civic Space

- Pocket Parks/Plazas, Playgrounds, Passages, or Greenways
- Public or Shared Spaces
 - Public – recorded easement granting perpetual access; maintained at no public expense
 - Shared – an outdoor space shared by residents of parcel
 - Provided in developments that are generally over 4 acres

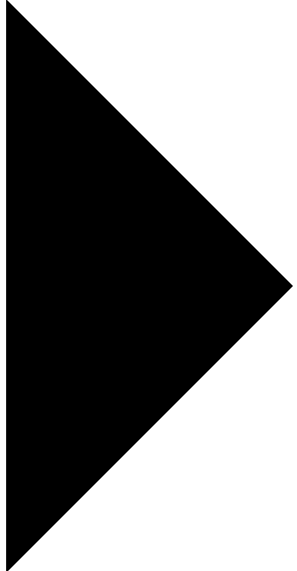
Public Noticing

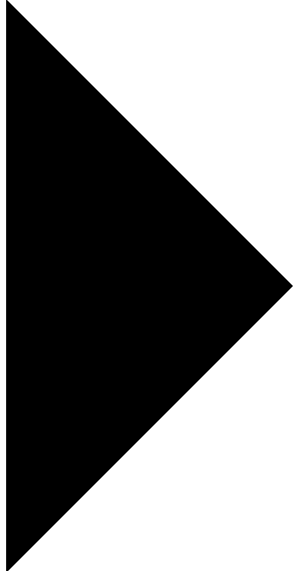
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- **Newspaper Ad:** In compliance with Zoning Code §20-66.020(D) and state law, a 1/8-page ad was published in the *Press Democrat* as an alternative to mailing over 1,000 notices.
 - **Courtesy Mailing:** Notices were mailed to property owners affected by proposed rezonings for General Plan consistency and the Missing Middle Housing Combining District.
 - **Additional Outreach:** Notice distributed via GovDelivery email, City Hall, and project websites.

Public Comments on Missing Middle Housing

- 
- Concerns about impacts to Preservation Districts.
 - Parking minimums (1 space/unit) may not meet resident needs.
 - Emphasis on notifying nearby property owners of zoning changes.
 - Support for multigenerational housing and rental flexibility.
 - Interest in both rental and ownership options.
 - Enthusiasm for diverse Missing Middle Housing prototypes.
 - Suggestions to expand geographic scope of Missing Middle Housing.
 - Support for streamlining permitting and lowering condo development costs.

Public Comments on Rezoning for General Plan Consistency

- 
- General inquires regarding implications of zoning changes
 - Concern that rezoning may affect existing uses (e.g., single-family home in R-1-6 (Single-Family Zoning) proposed for CO (Office Commercial) zoning).
 - Nonconforming Uses: Governed by Zoning Code Chapter 20-61.
 - May continue, be sold, or transferred.
 - Modifications (e.g., additions) require a Minor Conditional Use Permit.



California Environmental Quality Act

- Amendments proposed analyzed in the Program Environmental Impact Report for the General Plan 2050
 - Certified by Council on June 3, 2025
- No changes have occurred pursuant to Government Code Section 15162 which would warrant additional environmental analysis
- Additionally, CEQA Guidelines 15183 (i) exempts rezonings for consistency with the general plan.

Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council adoption of Zoning and Municipal Code Amendments and Zoning Map amendments to (1) implement actions and policies within the General Plan 2050, (2) rezone 2,119 parcels to be consistent with the existing General Plan land use designation, and (3) apply the Missing Middle Housing Combining District to 1,991 parcels within the City to allow for an option to construct Missing Middle Housing.