

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO THE CITY COUNCIL REZONING OF 1,991 PROPERTIES TO ADD
THE MISSING MIDDLE HOUSING COMBINING DISTRICT - 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 provides the policy foundation for supporting Missing Middle Housing in walkable neighborhoods with access to services and transit, specifically in areas designated for medium-density residential development; and

WHEREAS, the General Plan 2050 defines Missing Middle Housing as house-scale buildings containing multiple units that provide "gentle density" by allowing increased residential capacity beyond existing land use designations, while maintaining the established character of existing neighborhoods.; and

WHEREAS, following a public hearing on September 25, 2025, the Planning Commission adopted a resolution recommending to the City Council approval of Zoning Code text amendments to be included as Zoning Code Section 20-28.100, to establish a regulatory framework to allow Missing Middle Housing within the City of Santa Rosa; 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, the proposed Zoning Map amendments apply the MMH Combining District to 1,991 properties located on the periphery of the City's Downtown, including areas within five Preservation Districts, near Santa Rosa Junior College, centered around Sebastopol Road, along Farmer's Lane, adjacent to Coddington Mall, and in proximity to commercial shopping centers in Bennett Valley; and

WHEREAS, the Planning Commission has determined that the Zoning Map amendments to implement Missing Middle Housing were analyzed in the General Plan 2050 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, after a public hearing on September 25, 2025, the Planning Commission of the City of Santa Rosa finds that the 1,991 properties proposed to be included within the Missing Middle Housing Combining District, identified in Exhibit A attached hereto and incorporated herein, is required for public convenience, necessity, general welfare, and implementation of the General Plan 2050; and

WHEREAS, the Planning Commission, pursuant to City Code Section 20-64.050 (Findings), hereby finds and determines:

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan 2050 and all 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 the vision of additional housing options that address community needs while maintaining compatibility with existing development and ensuring convenient access to services, retail, and transportation.
- B. The proposed amendments would not be detrimental to the public interest, health, safety,

convenience, or welfare of the City, as they address the need for additional housing options while preserving neighborhood character in areas designated for medium-density development. Furthermore, the amendments were developed through a public process that included review by City staff and decision-makers and were analyzed in accordance with the requirements of 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 Missing Middle Housing regulations, was certified by the Council on June 3, 2025, and no further review of the proposed amendments is required under CEQA (CEQA Guidelines § 15162).
- D. The proposed Zoning Map amendments are internally consistent with other applicable provisions of this Zoning Code in that they implement Zoning Code Section 20-28.100 which provides regulations to allow for Missing Middle Housing on select parcels.
- E. The sites are physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designations and anticipated land uses/developments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa recommends to the City Council approval and adoption of the rezoning of 1,991 parcels to allow Missing Middle Housing within the City of Santa Rosa, as identified in Exhibit A.

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/RECUSE:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY

Exhibit A – Zoning Map Amendments for Missing Middle Housing Combining District