RESOLUTION NO. PC – RES – 2026-004

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF 10 PROPERTIES TO IMPLEMENT THE GENERAL PLAN LAND USE DESIGNATION - FILE NUMBER PLN25-0650

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, the General Plan 2050 functions as the City's primary land use regulatory tool and covers both State mandated and customized subjects including Land Use, Circulation, Open Space, Conservation, Safety, Noise, Environmental Justice, Housing, Economic Development, Greenhouse Gas Reduction, Urban Design, Hillside Policies, Cultural and Tribal Cultural Resources, Historic Preservation, Art and Culture, Climate Resilience, Community Health, and Equity; 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, following adoption of General Plan 2050, staff identified that the previously proposed land use and zoning modifications for the two parcels west of the SMART rail along Sebastopol Road (80 and 100 Sebastopol Road) were inadvertently omitted; and

WHEREAS, the proposed change was intended to apply the Retail and Business Services land use designation and the CN (Neighborhood Commercial) zoning classification in combination with the existing Medium Density Residential land use to support activation of the eastern portion of Sebastopol Road; and

WHEREAS, as part of the General Plan 2050 implementation, staff identified 2,093 parcels where existing zoning was inconsistent with pre-2050 General Plan designations, requiring zoning map amendments for consistency; and

WHEREAS, General Plan implementation outreach included direct mailed notices to property owners with proposed rezoning to implement the general plan land use designations;

and

WHEREAS, the property owner of 1266 Janet Way contacted staff to inquire about development potential on their property which is abutting their property at 1260 Janet Way, which is designated for Medium Density Residential Development with a Missing Middle Housing Small (MMH-S) overlay; and

WHEREAS, it was determined that no land use was established for 1266 Janet Way, and because otherwise the property could be developed if merged with the adjacent 1260 Janet Way address, the application of the Medium Density Residential land use and consistent R-3-15 (Multi-Family Residential) base zoning with the MMH-S combining district would allow for a development consistent with the surrounding area; and

WHEREAS, as part of the General Plan implementation effort, Planning staff identified seven (7) additional parcels located along Maxwell Drive and W. College Avenue in the Downtown Station Area Specific Plan (DSASP) boundary, that were designated as Neighborhood Mixed Use when the DSASP was adopted by the Council in October 2020 and upon additional evaluation, these properties should be designated as Maker Mixed Use under the General Plan with implementing MMU (Maker Mixed-Use) zoning, consistent with surrounding parcels, to provide additional compatibility and opportunity for this area; and

WHEREAS, on January 22, 2026, the Planning Commission recommended approval to the City Council of the proposed General Plan land use diagram amendments on Sebastopol Road, Janet Way, W. College Avenue and Maxwell Drive; and

WHEREAS, the proposed Zoning Map amendments on Sebastopol Road, Janet Way, W. College Avenue, and Maxwell Drive allow for the zoning district of these 10 properties to implement the existing General Plan land use designations, consistent with California Government Code Section 65860 which requires that the City's Zoning Ordinance is consistent with the General Plan; and

WHERAS, none of the 10 properties subject to the Zoning Map amendments are identified in the City's adopted Housing Element sites inventory, nor were they rezoned pursuant to the Housing Element to accommodate the City's Regional Housing Needs Allocation; and

WHEREAS, accordingly, the amendments do not reduce the residential capacity of the City's identified housing sites under Government Code §65863; and

WHEREAS, the Zoning Map amendments do not decrease the residential capacity on any of the 10 sites, and the introduction of the Medium Density Residential land use and R-3-18 (Multi-Family Residential) zoning on 1266 Janet Way would allow for an increase in residential capacity; and

WHEREAS, the City remains in substantial compliance with its adopted Housing Element and continues to maintain adequate sites to accommodate its remaining RHNA; and

WHEREAS, an addendum to the General Plan 2050 EIR was prepared in accordance with CEQA Guidelines Section 15162, which is applicable when an EIR has been certified and no substantial project changes are proposed that would require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, no substantial changes would occur with respect to the circumstances under which the project is undertaken due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects, and no new information of substantial importance has been discovered since the General Plan EIR was certified; and

WHEREAS, pursuant to CEQA Guidelines Section 15164(e), the purpose of the Addendum is to describe and evaluate the proposed project and identify the reasons for the City's conclusion that the proposed project and associated environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental EIR; and

WHEREAS, on January 22, 2026, the Planning Commission adopted a resolution recommending to the City Council adoption of the Addendum to the General Plan 2050 EIR which analyzes potential environmental impacts of the proposed General Plan land use diagram and Zoning Map amendments in accordance with the requirements of CEQA; and

WHEREAS, on January 22, 2026, the Planning Commission adopted a resolution recommending to the City Council approval of the proposed General Plan land use diagram amendments for 80 Sebastopol Road, 100 Sebastopol Road, 1266 Janet Way, 50 W. College Avenue, 1060 Maxwell Drive, 1040 Maxwell Drive, 1038 Maxwell Drive, 1056 Maxwell Drive, 1044 Maxwell Drive; and

WHEREAS, following a duly noticed public hearing held on January 22, 2026, the Planning Commission of the City of Santa Rosa finds that the existing zoning classification of 10 properties located within the City boundaries, identified below, is no longer appropriate, and that rezoning said properties is necessary to promote public convenience, necessity, and general welfare, to implement the General Plan 2050, and to ensure consistency with Government Code Section 65860; 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, in that the amendments would implement the existing General Plan land use designations for each of the affected properties.

B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience or welfare of the City in that they would implement existing General Plan uses reviewed by City staff members, decision makers, and 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). CEQA Guidelines Section 15164 requires lead agencies to prepare an addendum to a previously certified EIR if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent negative declaration or EIR have occurred. The Planning Commission has reviewed and considered the Addendum for the proposed Project and the certified General Plan 2050 EIR and finds that those documents taken together contain a complete and accurate reporting of all of the environmental impacts associated with the proposed Project.

D. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code in that they create consistency between the General Plan land use designations and Zoning classifications as described in Table 2-1 (Zoning Districts) in Zoning Code Section 20-20.020.

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 Santa Rosa City Planning Commission recommends approval and adoption of the rezoning subject to the following conditions:

1. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council the approval and adoption of the rezoning of properties situated at 80 Sebastopol Road, 100 Sebastopol Road, 1266 Janet Way, 50 W. College Avenue, 1060 Maxwell Drive, 1040 Maxwell Drive, 1038 Maxwell Drive, 1056 Maxwell Drive, 1044 Maxwell Drive, as described in the table below:

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)
010-421-004	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)
010-132-018	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)	CN (Neighborhood Commercial)
125-181-008	80 Sebastopol Road	R-3-18 (Multi-Family Residential)	CN (Neighborhood Commercial)
014-283-024	1266 Janet Way	R-1-6 (Single-Family Residential)	R-3-15-MMH-S (Multi-Family Residential – Missing Middle Housing Small)

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 ten (10) parcels to create consistency with the General Plan 2050 land use diagram, as identified above.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 22nd day of January 2026, by the following vote:

AYES: (6) Chair Weeks, Vice Chair Duggan, Commissioners Carter, Cisco, Horton, Sanders

NOES:

ABSTAIN:

ABSENT: (1) Commissioner Pardo

APPROVED: Karen Weeks (Jan 26, 2026 13:49:33 PST)
KAREN WEEKS, CHAIR

ATTEST: Jessica Jones
JESSICA JONES, EXECUTIVE SECRETARY

Resolution No. PC - RES - 2026-004 - Zoning Map Amendment

Final Audit Report 2026-01-26

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