

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
RECOMMENDING TO THE CITY COUNCIL REZONING OF 2,119 PROPERTIES TO
IMPLEMENT THE EXISTING GENERAL PLAN LAND USE DESIGNATION - 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 identifies 26 parcels, included in Tables 3-2 and 3-3 of the General Plan 2050 Draft Environmental Impact Report (DEIR), for which amendments to the applicable zoning districts are necessary to ensure consistency with the adopted vision of the General Plan; and

WHEREAS, the General Plan 2050 includes a Land Use Diagram assigning land use designations to all properties within the City's Urban Growth Boundary, and staff has identified 2,093 parcels where existing zoning is inconsistent with those designations which requires zoning amendments to ensure consistency; and

WHEREAS, California Government Code Section 65860 requires that the City's Zoning Ordinance is consistent with the General Plan; and

WHEREAS, the Planning Commission has determined that the proposed Zoning Map amendments to implement General Plan 2050 were analyzed in the 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, the General Plan 2050 requires amendments to the Zoning Map necessary to implement the General Plan 2050 land use designations, vision and policies; and

WHEREAS, following a duly noticed public hearing held on September 25, 2025, the Planning Commission of the City of Santa Rosa finds that the existing zoning classification of 2,119 properties located within the City boundaries, as identified in Exhibit A attached hereto and incorporated herein by reference, 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, the North Santa Rosa Station Area Specific Plan, and the Roseland Area/Sebastopol Road 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 which were established through a public process and 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). The General Plan 2050 Final Environmental Impact Report, which analyzes all potential impacts of Plan implementation including the proposed Zoning Map amendments, 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 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 Planning Commission of the City of Santa Rosa recommends to the City Council approval and adoption of the rezoning of 2,119 parcels to create consistency with the General Plan 2050, 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 General Plan Consistency