

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: MONET SHEIKHALI, CITY PLANNER  
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT  
SUBJECT: APPEAL OF THE PLANNING COMMISSION'S APPROVAL OF  
THE HEARN VETERANS VILLAGE PROJECT

AGENDA ACTION: RESOLUTION

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RECOMMENDATION

It is recommended by the Planning Commission and the Planning and Economic Development Department that the Council, by resolution, deny the appeal and uphold the decision of the Planning Commission to: 1) adopt an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report; and 2) approve a Tentative Parcel Map to allow subdivision of 2.01-acre parcel into four lots ranging from approximately 20,000 to 25,000 square feet.

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EXECUTIVE SUMMARY

During a public hearing held on December 9, 2021, the Planning Commission, by five affirmative votes, with one Commissioner absent and one abstaining, adopted the Addendum to the Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report (EIR) and approved a Tentative Parcel Map for the Hearn Veterans Village project (the Project). The Council is being asked to act on an appeal of the Planning Commission actions, which appeal was filed on December 21, 2021 by Leonard Moore, acting on behalf of the West Hearn Avenue Residents for Rural Integrity, in accordance with regulations contained in City Code Chapter 20-62 (Appeals). The grounds for appeal include the following:

- Inadequate analysis of biological resources requires preparation of an EIR
- Loss of neighborhood character/Zoning Code inconsistency
- The project requires a Minor Conditional Use Permit for Supportive Housing
- The Project Requires National Environmental Policy Act (NEPA) review

BACKGROUND

1. Project Description

Community Housing Sonoma County (CHSC) is proposing to subdivide a 2.01-acre parcel located at 2149 West Hearn into four individual lots. The Gross Site Acreage (2.01 acres) results from a Lot Line Adjustment affecting Parcel 134-011-012 (2.49 acres) and Parcel 134-011-013 (0.62 acres). The project site is zoned RR-20-RH (Rural Residential-Rural Heritage), and, in compliance with the RR-20 zoning designation, the four proposed vacant parcels will range in size from approximately 20,000 to 25,000 square feet.

The review authority for a Tentative Parcel Map application is the Subdivision Committee ([Section 20-50.020](#) – Table 5-1). To facilitate a more comprehensive review of the proposed project subdivision, the project was elevated to the Planning Commission pursuant to City Code Chapter [19-32.040](#)—Tentative Parcel Map Procedures and Zoning Code Section [20-60.080\(B\)\(8\)](#).

The project site was annexed into the City limits as part of the Roseland Area Annexation Project. The West Hearn Avenue Annexation Area, which encompasses approximately 34 acres, including the project site, was identified as a County island, and defined as areas of unincorporated land that are substantially surrounded by incorporated City land. As part of the Annexation process, the General Plan designation of the West Hearn Avenue Area was changed from Low Density Residential (2 to 8 units per acre) to Very Low Density Residential (0.2 to 2 units per acre). The EIR for the annexation project was certified by the City Council in October 2016 and incorporation became effective in November 2017.

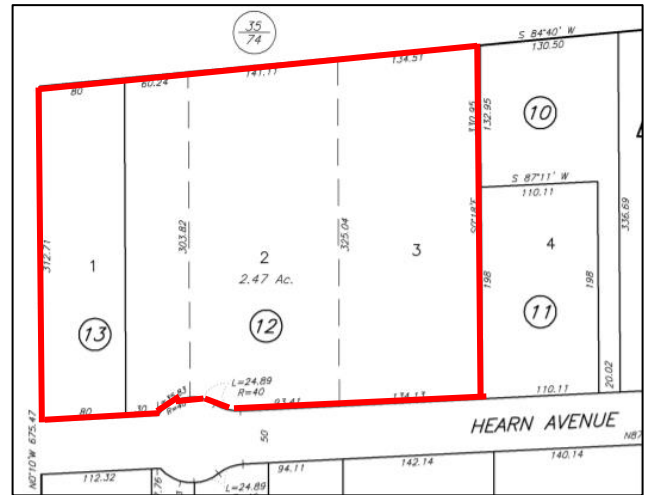


Figure 1: Assessor's Parcel Map showing current configuration for 134-011-012 & 013.



Figure 3: Lot Line Adjustment showing lot configuration for 134-011-012 & 013.

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An application for a lot line adjustment (LLA20-009), which is a ministerial permit, for parcel 134-011-012 and parcel 134-011-013 has been submitted. Parcel 134-011-012 is developed with 4,870-square-foot 15-bed transitional housing facility and a 1,405-square-foot permanent supportive housing duplex for veterans. Parcel 134-011-013 is located along the western portion of the project site and contains an existing north/south pedestrian pathway extending between West Hearn Avenue to the south and Park Meadow Drive to the north. The paved pathway is approximately 20 feet wide and precludes vehicular access due to bollards. The resulting lot line adjustment will create a 1.04-acre parcel for the existing transitional housing facility, and the 2.01-acre vacant lot that the applicant proposes to subdivide with this proposed tentative map. Figure 3 shows how the Lot Line Adjustment modifies the eastern boundary of parcel 134-011-013 to surround the existing development on parcel 134-011-012.

Community Housing Sonoma County (CHSC) is proposing to subdivide parcel 134-011-013 into four individual lots. In compliance with the RR-20 zoning designation, Section [20-22.040](#),

Table 2-3, the four new vacant parcels would range in size from approximately 20,000 to 25,000 square feet. Future development of each new parcel would include a residential detached dwelling unit, an accessory dwelling unit (ADU), outdoor amenities, and associated on- and off-site improvements, for permanent Supportive Housing for 32 residents. Pursuant to Section [20-42.130](#), an ADU is allowed on any residentially zoned parcel with a proposed or existing dwelling unit.

The Zoning Code defines single-family dwelling as “a building designed for and/or occupied exclusively by one family”, and code definition for family is “an individual, or two or more persons, related by blood, marriage, or adoption; a group of unrelated persons which if numbering five or more persons, must be living together as a group in a dwelling unit, using common cooking facilities and as a group bear



Figure 2: Existing lot configurations for 134-011-012 & 013.

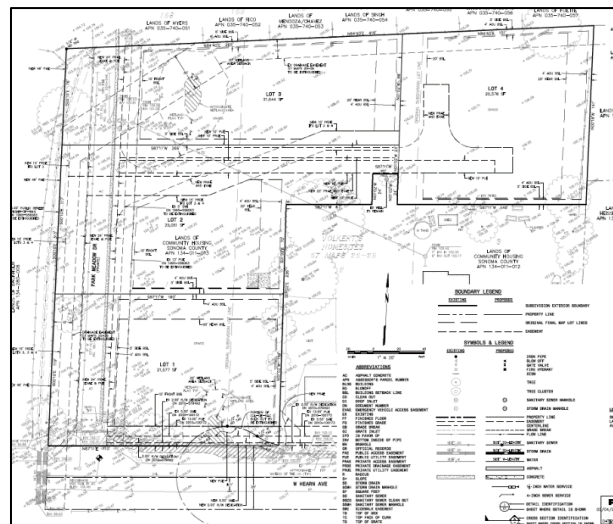


Figure 4: Proposed Tentative Map - Hearn Veterans Village



the generic characteristics of a family as a relatively permanent household.”

The Zoning Code defines [Supportive Housing](#) as: “Housing that is occupied by a target population, such as low income persons with mental disabilities, substance abuse or chronic health conditions. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. There is typically no limit on the length of stay, and the housing is linked to on-site or off-site services.”



Figure 5: Proposed Parcels Configuration- Hearn Veterans Village

Per Zoning Code [Section 20-22.030](#), Table 2-2, supportive housing is permitted in all residential zoning districts and is not subject to any restrictions not imposed on similar dwellings in the same zone in which supportive housing is located. For example, supportive housing located in an apartment building in a multifamily zone is permitted in the same way as an apartment building in the multifamily zoning district, and a supportive housing project proposed in a single-family house on a lot zoned for single-family is permitted in the same way as a single-family house in the same zone.

Access to the project site is proposed at the southwest corner via an existing driveway and a new 24-foot private access easement. The access will also serve as an emergency vehicle access easement (EVA), extending from West Hearn Avenue to the northern property line, which will be closed to vehicular access from the north with a swing gate, approximately 50-feet south of the Park Meadow Drive cul-de-sac.

The private access easement/emergency vehicle access easement will also extend in an east-west orientation through the site with a hammerhead to allow for vehicle turnaround. The use of the emergency vehicle access easement will be limited to the residents and emergency vehicles and will be restricted to use by others through installation of a swing gate. The project will continue to provide pedestrian access between West Hearn Avenue and Park Meadow Drive which will be achieved through dedication of an easement and construction of a 4-foot-wide sidewalk/pathway.

Each lot will include a covered parking area with 24 uncovered parking spaces along the new private access easement, and four accessible parking spaces, for a total of

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28 off-street parking spaces onsite. Also, bicycle parking will be located on the site between lots 2 and 3.

2. Existing and Surrounding Land Uses

Existing	Very Low Density Residential
North	Low Density Residential
South	Very Low Density Residential
East	Very Low Density Residential
West	Very Low Density Residential



Figure 6: Land Use map

The site is zoned Rural Residential and is within the Rural Heritage Combining District (RR-20-RH). The site is currently undeveloped and predominantly contains native and non-native grasslands, trees, and an existing paved pedestrian pathway and emergency vehicle access along the western portion of the site. Surrounding land uses include Very Low and Low Density Residential. Additionally, both the North Point Mitigation Site and the FEMA Site are designated as Open Space and located north and northwest of the site, respectively.

3. Project History

February 17, 2021	Project applications submitted.
April 12, 2021	Pre-application Neighborhood Meeting was held.
April 23, 2021	Notice of Pending Application was mailed to property owners and tenants within 1000-feet (which is beyond the 600-foot mailing radius required by the Zoning Code) of the project site.
May 7, 2021	Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration for the Hearn Veterans Village Project was circulated. An Initial Study/Mitigated Negative Declaration (IS/MND) was previously prepared for the proposed project. The IS/MND was published and circulated from May 7, 2021, through June 7, 2021. Through the response to comments review process on the Draft IS/MND, it became apparent that all of the identified potentially significant environmental impacts of the project were previously considered and analyzed as part of the 2016 Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environment Impact Report (2016 FEIR), and as such, an Addendum to the 2016 FEIR should be prepared.
June 1, 2021	Planning Commission public hearing noticing distributed.

June 10, 2021	Planning Commission meeting was held, and project was continued to a date uncertain to allow time for staff to respond to comments raised by the public, which resulted in the preparation of an Addendum to the 2016 FEIR.
December 9, 2021	Planning Commission adopted the Addendum to the certified 2016 FEIR and approved the Tentative Map.
December 21, 2021	Appeal of the Planning Commission decision to approve the project received by City Clerk's Office.

4. General Plan

The project has a General Plan Land Use designation of Very Low Density Residential, which allows 0.2 to 2.0 units per gross acre. This density range accommodates rural and hillside developments within the UGB and is intended for single family dwellings, but clustered single family attached and multifamily may be permitted. The following General Plan goals and policies are most relevant to the proposed project:

- GM-A Prevent urban sprawl by focusing growth within the Urban Growth Boundary
- GM-A-1 Contain urban development in the Santa Rosa area within the City's Urban Growth Boundary.
- H-A Meet the housing needs of all Santa Rosa Residents.
- H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels, throughout the City, such as single- and multifamily units, mobile homes, transitional housing, and homeless shelters.
- LUL-E-2 As a part of planning and development review activities, ensure that projects, subdivisions, and neighborhoods are designed to foster livability.
- LUL-F Maintain a diversity of neighborhoods and varied housing stock to satisfy a wide range of needs.

The project promotes goals and policies of the General Plan, and the subdivision fosters livability by designing the lots to accommodate housing within the Urban Growth Boundary.

5. Zoning

The project site is Zoned RR-20-RH (Rural Residential-Rural Heritage). The RR (Rural Residential) zone is the primary zone for this lot, which allows certain residential uses by right, with the minimum lot size of 20,000 square feet. The RR zoning district is applied to areas of the City intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential, and compatible accessory uses. The RR zoning district implements and

is consistent with the Residential—Very Low-Density land use classification of the General Plan.

The -RH combining district is intended to recognize, preserve, and enhance Santa Rosa's rural communities. The standards of this combining district only apply to the properties located within the West Hearn Avenue neighborhood. Any land use normally allowed in the primary zoning district may be allowed within the -RH combining district, subject to the land use permit requirements of the primary district. Per the Zoning Code Section [20-28.090](#), the City of Santa Rosa Interim Street Standards shall apply to new developments, and no additional streetlights shall be installed unless requested by the neighborhood or as deemed necessary by the City for safety purposes.

Currently there are no sidewalks along West Hearn Avenue and frontage improvements will not be required with this project. However, consistent with the City's Interim Street standards the project includes a right-of-way dedication and sidewalk easement which will be required to be irrevocably offered and accepted when ultimate improvements are constructed along the West Hearn Avenue frontage. Additionally, the project will provide a publicly accessible paved pedestrian pathway along the western portion of the site connecting West Hearn Avenue and Park Meadow Drive. Park Meadow Drive provides connection to existing Class II bike lanes on Stony Point Road, and West Hearn Avenue east of Stony Point Road, the Class I pathway along portions of Roseland Creek approximately 0.2 miles north of the project site, and to the existing bus stop located 0.5-mile from the project site at the intersection of Sebastopol Road/Hearn Avenue.

#### 6. Appeal Statement, Staff Response and Council Options

Pursuant to Zoning Code Chapter 20-62, appeals of decisions made by the Planning Commission shall be evaluated by the City Council. The Council may consider any issue involving the matter that is the subject of the appeal, in addition to the specific grounds for appeal.

With respect to the Tentative Parcel Map, the Council may:

- Affirm, affirm in part, or reverse the action, the determination, or decision that is the subject of the appeal; or
- Adopt additional conditions of approval, that may address issues or concerns other than the subject of the appeal; or
- If new or different evidence is presented on appeal, the Council may refer the matter back to the Commission for further consideration.

The City Clerk received an appeal on December 21, 2021. The full appeal statement is provided as an attachment. Below are the grounds upon which this appeal is filed:

#### **Inadequate analysis of biological resources requires preparation of an EIR**

The appellant asserts that the biological resources impact analysis of the Addendum

(1) fails to establish an accurate baseline for sensitive biological resources, (2) improperly analyzes the Project's impacts on wildlife movement, and (3) fails to analyze the Project's cumulative impact on biological resources. The appellant alleges the City is required to provide additional analysis and prepare an environmental impact report (EIR) rather than an addendum.

*Staff Response:*

To inform the analysis and conclusions in the Addendum to the 2016 FEIR, several technical studies were prepared including two Biological Resource Assessments (BRA). The BRAs, prepared by Trish and Greg Tatarian of Wildlife Research Associates and Jane Valerius Environmental Consulting (included as Attachment 7 to this report), analyze the environmental impacts related to biological resources including nesting birds, California Tiger Salamander, and vernal pools/wetlands and other flora and fauna. The first BRA, dated December 7, 2020, was prepared to inform the initial environmental analysis, and the second BRA, dated April 19, 2021, was prepared to respond to comments made by the California Department of Fish and Wildlife, and the third BRA, dated July 28, 2021, was prepared by Wildlife Research Associates, to answer the comments received by the public. As described in the BRAs, the CHSC will incorporate general avoidance and minimization measures, Best Management Practices (BMPs) and additional species-specific avoidance measures to prevent mortality of individual listed species and avoid and minimize potential effects to biological resources. The City has imposed several conditions to avoid offset impacts (See Environmental Conditions of approval). Below is a summary of these general and specific measures that may be imposed by the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS):

- Provide environmental awareness training
- Environmentally Sensitive Area fencing
- Implementation of Best Management Practices
- Construction site Best Management Practices
- Avoidance of entrapment
- Invasive plant removal
- Restoration of temporarily disturbed areas

The project environmental consultant, Metropolitan Planning Group, and the project biological consultant, Wildlife Research Associates, both reviewed the appeal language and determined that no additional response or analysis is necessary. The three BRAs prepared for this project have been found to adequately address the potential biological impacts from the proposed project.

The Addendum prepared for the project is supported by substantial evidence in the record and concludes that the proposed project would not cause any new significant environmental impacts or substantial increases in the severity of significant effects



beyond those previously analyzed in the 2016 FEIR. The Addendum was prepared in compliance with CEQA and no EIR or additional environmental analysis is required.

### **Loss of neighborhood character/Zoning Code inconsistency**

The appellant claims the project would result in an adverse impact to the character of the neighborhood. The appellant asserts that the project is not consistent with the goal of the "Rural Heritage (-RH)" combining district, which is to "recognize, preserve, and enhance Santa Rosa's rural communities. The appellant also claims the project exceeds the maximum residential density established by the General Plan Land Use designation of Very Low Density Residential, which is two units per acre. Finally, the appellant asserts that the scale of the proposed single-family dwellings, including the proposed size and two-story height, are incompatible with the surrounding neighborhood.

#### *Staff Response:*

As noted, the project site is zoned Rural Residential with the Rural Heritage combining district (RR-20-RH). Pursuant to Zoning Code Section 20-28.090, Rural Heritage (-RH) combining district, the -RH district allows some special land uses that are not allowed in other residential zones such as animal keeping, indoor harvesting, and pet fancier facilities. This section also establishes standards for streets, fencing/screening and streetlights. However, there are no building development standards specific to the -RH combining district. Rather Zoning Code Section 20-28.090(D), Allowed Land Uses and Permit Requirements, specifically states that "any land use normally allowed in the primary zoning district by this Division may be allowed within the -RH combining district, subject to the land use permit requirements of the primary district." The proposed project does not violate any standards established by Zoning Code Section 20-28.090.

The primary zoning district for the project site is Rural Residential (RR-20). The project site and its surroundings are designated "Very Low Density Residential" which allows for a maximum of two units per acre. The project's construction complies with the required density and ADUs do not count toward the density per State regulations. The maximum allowed height for a single-family unit is 35 feet, which allows for two-story construction. The maximum allowed lot coverage in the RR-20 zoning district is 40%, which the project will be required to comply with, otherwise there are no size limitations for single-family residential structures. The ADUs are limited to a maximum size of 1,200 square-feet. All other development standards shall meet the requirements for RR-20 zoning district (Zoning Code Section 20-22.050, Residential District General Development Standards).

It should be noted that any other property within the Hearn Avenue neighborhood, with similar RR-20-RH zoning, would have the opportunity to expand the size of their residence and add a second story, consistent with Zoning Code Section 20-22.050, Table 2-4, RR and R-1 District Development Standards. Such a request would

require a building permit from the City and would not require any neighbor notification.

### **The project requires a Minor Conditional Use Permit for Supportive Housing**

The appellant indicates the proposed supportive housing requires a Minor Conditional Use permit per Government Code Section 65651. The appellant states that the exception to this Code Section applies only when supportive housing is proposed "in zones where multifamily and mixed uses are permitted." They further opine that the exception to the requirement for a Minor Use Permit does not apply to this property because mixed use development is not allowed the RR-20 zoning district.

#### *Staff Response:*

to the Santa Rosa Zoning Code Section 20-70.020 definitions of specialized terms and phrases, defines "multifamily dwelling", "single-family dwelling", "dwelling unit", and "family" as follows:

- **Multifamily Dwelling.** *A dwelling unit that is part of a structure containing one or more other dwelling units. Multifamily dwellings include: duplexes, triplexes, fourplexes (buildings with two, three or four dwelling units, respectively, in the same structure); apartments (five or more units in a single building). Also includes townhouse and rowhouse development (two or more attached or zero lot line two-story dwellings where no unit is located over another unit); and two or more directly abutting zero-lot line single-story dwellings.*
- **Single-Family Dwelling.** *A building designed for an/or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobile homes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundations. Attached (including condominiums, townhouses, etc.) and rowhouse single-family dwellings are included under the definition of "Multi-Family Dwelling".*
- **Dwelling, Dwelling Unit, or Housing Unit.** *A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on long-term basis.*
- **Family.** *An individual, or two or more persons, related by blood, marriage, or adoption; a group of unrelated persons which if number five or more persons, must be living together as a group in a dwelling unit, using common cooking facilities and as a group bear the generic characteristics of a family as a relatively permanent household.*

The project proposes to construct four detached, single-family dwelling units, as defined above, with each consisting of six bedrooms with shared cooking, eating, and sanitation facilities. Therefore, the four independent structures meet the definition of a *single-family dwelling*, which is permitted by right (no use permit is required). Furthermore, Senate Bill (SB) 2, which went into effect on January 1, 2008, included language that transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone (see attachment 8). In January 2011, the City Council adopted Zoning Code amendments to incorporate the provisions of SB2. Because the site is located in a residential zoning district and will be located within newly constructed single-family residential units, the operation of a *supportive housing* land use is permitted by right (no use permit is required).

### **The Project Requires National Environmental Policy Act (NEPA) review**

The appellant indicates the project will be federally funded through the United States Department of Housing and Human Development. If this is still the case, a NEPA environmental assessment must be prepared to determine if an Environmental Impact Statement (EIS) is required.

#### *Staff Response:*

To date, the project has received a loan of federal HOME Investment Partnership - Community Housing Development Organization (HOME-CHDO) funds in the amount of \$28,880 from the Housing Authority of the City of Santa Rosa for predevelopment related costs. NEPA Environmental Review was performed in 2019 for the use of these federal funds for predevelopment. If additional federal funds are committed to the project for construction related costs a NEPA Environmental Assessment will be required for the project. At this time there are no federal funds for construction related costs committed to the project.

### **Neighborhood Comments**

The appellant has included neighbors' comments with the appeal package. These comments include:

- The permanent supportive housing for 32 veterans is too dense.
- One-story buildings are preferred instead of two-story buildings.
- The future housing would increase the traffic, noise, and population.
- Drainage affecting the properties on West Hearn Avenue.
- Concerns over the emergency fire access.

#### *Staff Response:*

The proposed four single-family residences are consistent with the General Plan land use density, and the accessory dwelling units are not subject to the density requirements per the State regulations. The density is being calculated by the number of the proposed dwelling units not by the number of the bedrooms.

The Rural Heritage combining zoning district does not regulate the height of the buildings. As noted above, the maximum height allowed in the Rural Residential zone is 35 feet and the proposed two-story buildings cannot exceed this height.

The City Traffic Division has reviewed the proposed project and has stated that, based on the scope of the project and the associated number of vehicular trips, it will have negligible trip generation (see attachment 9). Also, based on the project's size and its characteristics, trip generation will be well below 50 peak hour trips and the project screens out from a vehicle mile traveled analysis. The Transportation section of the Addendum to the 2016 FEIR further documents the traffic analysis and concludes that the project, as proposed, is consistent with the Rural Residential General Plan land use designation established through the Roseland annexation and that impacts analyzed in the 2016 FEIR determined that area roadways will continue to operate at an acceptable level of service. Furthermore, trips associated with the project will not generate vehicle trips at a level that would adversely affect the transportation network or impact level of service at nearby intersections. As such, the project will not conflict with policies related to level of service and impacts of the project will not result in new or more severe impacts beyond those identified in the 2016 FEIR.

The City Engineering Division has reviewed the project and has conditioned it to meet the required storm water design standards. City and County Storm Drain Standards, and City policy require developers safely collect and convey storm water to the nearest public flood control facility. If the project design flow exceeds the capacity of existing storm drain facilities, the applicant shall improve the existing system to accommodate the higher flows or detain the waters onsite, so that the post developed site off flow is not more than the before the development.

The emergency vehicle access would not be removed from the site, rather it will be improved. The easement would be widened to 24 feet and will remain as a private access easement that would serve as an emergency vehicle access easement (EVA).

## ENVIRONMENTAL IMPACT

The proposed project has been reviewed in compliance with CEQA. An Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report (2016 FEIR) (State Clearinghouse Number 2016012030) was prepared in compliance with CEQA Guidelines Section 15164. The document was reviewed by City Staff who determined that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those previously identified in the 2016 FEIR.

An Addendum to an adopted EIR may be prepared if no significant environmental effects will occur and none of the previously identified effects will increase in severity. (CEQA Guidelines Section 15164). None of the circumstances under CEQA Guidelines Section 15162 are triggered; therefore, no additional analysis is required.

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Pursuant to State CEQA Guidelines section 15164(b), an addendum to a previously certified EIR is not required to be circulated for public review but will be considered by the Lead Agency prior to making a decision about the project. Per CEQA Guidelines Section 15164(d), the decision-making body shall consider an addendum with the final EIR or adopted mitigated negative declaration prior to making a decision on the project.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners and occupants, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues.

ATTACHMENTS

• Attachment 1	Disclosure Form
• Attachment 2	Location Map
• Attachment 3	Tentative Map, prepared by BKF Engineering, dated received May 5, 2021
• Attachment 4	Addendum to Roseland Area/Sebastopol Road Specific Plan Environmental Impact Report (SCH No. 2016012030) and Environmental Conditions of Approval dated November 2021
• Attachment 5	Public Comments
• Attachment 6 (a)(b)	Roseland Area Projects EIR (see link on City website: <a href="https://srcity.org/2437/Roseland-Area-Projects-Environmental-Imp">https://srcity.org/2437/Roseland-Area-Projects-Environmental-Imp</a> )
• Attachment 7	Three Biological Resource Assessments (BRA) dated December 7, 2020, April 19, 2021, and July 28, 2021
• Attachment 8	Senate Bill 2
• Attachment 9	Traffic Division Comments
• Attachment 10	Grounds for Appeal received 12-21-2021



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• Attachment 11	December 9, 2021 Planning Commission Meeting – Draft Minutes
• Attachment 12	Signed PC Resolution 1 – Addendum
• Attachment 13	Signed PC Resolution 2 – Tentative Parcel Map
• Resolution	Exhibits A-C

CONTACT

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