



**PLANNING COMMISSION
REGULAR MEETING AGENDA AND
SUMMARY REPORT
MAY 27, 2021**

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE PLANNING COMMISSION WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: WWW.ZOOM.US/JOIN - MEETING ID 988 0836 6416 OR BY TOLL FREE TELEPHONE:888-475-4499 AND ENTER MEETING ID: 988 0836 6416;

PUBLIC ACCESSING THE MEETING THROUGH THE ZOOM LINK WILL BE ABLE TO PROVIDE PUBLIC COMMENT ON AGENDA ITEMS AT THE TIME AN AGENDA ITEM IS DISCUSSED. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION AND SUBMITTING EMAIL CORRESPONDENCE IS AVAILABLE AT [HTTPS://SRCITY.ORG/PLANNINGCOMMISSION](https://SRCITY.ORG/PLANNINGCOMMISSION)

THE MEETING WILL BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://SANTA-ROSA.LEGISTAR.COM/CALENDAR). CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28 AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://WWW.YOUTUBE.COM/CITYOFSANTAROSA)

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

- 1. CALL TO ORDER AND ROLL CALL**
- 2. STUDY SESSION**

Study Session items are items for in-depth discussion and possible direction to staff. No action will be taken.

- 2.1 STUDY SESSION - 2020 GENERAL PLAN ANNUAL REVIEW**

REPORT

BACKGROUND: The General Plan Annual Review will provide an overview of progress made in 2020 toward achieving General Plan goals and policies, and will review implementation of the Growth Management and Inclusionary Housing Ordinances as required by City Code.

PRESENTING PLANNER: Shari Meads

Attachments: [Staff Report](#)
[Attachment 1](#)
[Staff Presentation](#)

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

Except for public hearing agenda items, the public may comment on all other agenda items and on items not on the agenda within the jurisdiction of the Planning Commission during this period. The public may comment on public hearing agenda items when the hearing is opened. Each speaker is allowed three minutes.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS

5.3 COMMISSIONER REPORTS

5.4 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

9.1* PUBLIC HEARING - STONEBRIDGE SUBDIVISION - MITIGATED
NEGATIVE DECLARATION - PLANNING PROJECT - 2220 FULTON
RD - PRJ19-049

BACKGROUND: Stonebridge Subdivision - a 28.6-acre parcel to be developed into two sections consisting of a 14.6-acre west section and 14.0 acre east section. The 14.6-acre west section will be subdivided into 105 lots for the purposes of 95 single-family detached dwelling units and 10 attached single-family dwelling units and associated parcels. The attached single-family dwelling units will be dedicated to income qualified residents. The 14.0-acre east section will be dedicated as a habitat preserve identified as parcel c. The Planning Commission will consider adopting a Mitigated Negative Declaration, approving a Conditional Use Permit for residential small lot subdivision, and adopting a Tentative Map.

PROJECT PLANNER: Adam Ross

Attachments: [Staff report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Site Analysis Map](#)
[Attachment 4 - Project Description](#)
[Attachment 5 - Architectural Plans](#)
[Attachment 6 - Tentative Map](#)
[Attachment 7 - Development Plan](#)
[Attachment 8 - Landscape Plan](#)
[Attachment 9 - Public Correspondence](#)
[Attachment 10 - PD 04-007](#)
[Attachment 11 - Draft ISMND](#)
[Attachment 12 - ISMND Response to Comments](#)
[Resolution 1 - MND and MMRP](#)
[Exhibit A - Draft ISMND with Errata Sheet and MMRP](#)
[Resolution 2 - CUP](#)
[Exhibit A - EDS Stonebridge Exhibit A](#)
[Resolution 3 - TM](#)
[Exhibit A - EDS Stonebridge Exhibit A](#)
[Exhibit B - Draft ISMND with Errata Sheet and MMRP](#)
[Staff Presentation](#)
[Applicant Presentation](#)

9.2* PUBLIC HEARING - ELNOKA CONTINUING CARE RETIREMENT
COMMUNITY ENVIRONMENTAL IMPACT REPORT - PRJ17-040

BACKGROUND: Elnoka Continuing Care Retirement Community project proposes the development of 676 residential units, comprised of 74 cottages, 528 apartment units, 12 attached units that are intended for employee housing, and a 62-unit care center. The project includes amenities for Elnoka residents such as private and formal dining rooms, a café, entertainment and activity rooms, sport courts, swimming pool, pet parks, walking paths, a beauty salon, reading rooms, banking services, business center, and outside courtyards. In addition, the staff would provide housekeeping, emergency response, exercise programs, and living assistance for memory or physically impaired residents.

The project would be developed in phases over time. The first phase would contain 202 units of project housing, including 12 attached units intended for employee housing. The remaining 462 units would be built in subsequent phases over time based on market conditions. There would be a total of approximately 975 residents on-site at full build-out (1.42 seniors per unit plus an average of 2.62 persons per employee units). The project would employ approximately 194 people in full- and part-time positions, including care staff, housekeepers, landscaping, maintenance, administrative and recreation center staff. There would be an average of 75 employees on-site daily.

The Draft Plan and Draft EIR were distributed in hard copy to those Planning Commissioners who made a request. Electronic copies of both documents can be found on the website here:

<https://srcity.org/2568/Elnoka-Continuing-Care-Retirement-Commun>

PROJECT PLANNER: Kristinae Toomians

Attachments: [Staff Report](#)
[Staff Presentation](#)
[Consultant Presentation](#)
[Late Correspondence as of 10am on 5.27.2021](#)

10. ADJOURNMENT

*Ex parte communication disclosure required.

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 543-3190 (TTY Relay at 711) one week prior to the meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.