



City of Santa Rosa

City Hall, Council
Chamber
100 Santa Rosa Ave
Santa Rosa, CA

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED DECEMBER 12, 2024

**ALL PUBLIC COMMENTS WILL BE PROVIDED IN PERSON OR VIA EMAIL
IN ADVANCE OF THE MEETINGS.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY
ATTENDING IN-PERSON FROM THE COUNCIL CHAMBERS LOCATED AT
100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL
DISTANCING BE OBSERVED).**

THE PUBLIC CAN ALSO VIEW OR LISTEN TO THE MEETING LIVE AT:

**1. [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE
"IN PROGRESS" LINK TO VIEW;**

**2. VIA ZOOM BY VISITING
[HTTPS://SRCITY-ORG.ZOOM.US/J/82970108050](https://srcity-org.zoom.us/j/82970108050), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 829 7010 8050;**

3. COMCAST CHANNEL 28, AT&T U-VERSE CHANNEL 99; AND

4. VIA YOUTUBE AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa)

**IN THE EVENT A PLANNING COMMISSIONER PARTICIPATES
REMOTELY BASED ON JUST CAUSE OR EMERGENCY
CIRCUMSTANCES PURSUANT TO AB 2449, THE PLANNING
COMMISSION WILL ALSO ALLOW FOR PUBLIC COMMENT THROUGH
THE ZOOM LINK OR DIAL-IN NUMBER ABOVE.**

4:30 P.M. - REGULAR SESSION

- 1. CALL TO ORDER AND ROLL CALL**
- 2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)**

To consider and take action on any request from a Board Member to

participate in a meeting remotely due to Just Cause or Emergency
Circumstances pursuant to AB 2449 (Government Code Section 54953(f)).

3. APPROVAL OF MINUTES

3.1 November 14, 2024 - Draft Minutes.

Attachments: [November 14, 2024 - Draft Minutes](#)

4. PUBLIC COMMENTS

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

The Planning Commission is charged with carrying out the California Planning and Zoning Laws in the City of Santa Rosa. Duties include implementing of plans, ordinances and policies relating to land use matters; assisting in writing and implementing the General Plan and area plans; holding public hearings and acting on proposed changes to the Zoning Code, Zoning Map, General Plan, tentative subdivision maps, and undertaking special planning studies as needed.

5.2 COMMISSIONER REPORTS

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

None.

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

11.1 PUBLIC HEARING - STATE LEGISLATION ZONING CODE TEXT AMENDMENT

BACKGROUND: The purpose of the State Legislation Zoning Code text amendment is to ensure the City Code remains in compliance with any State laws which preempt local regulations. In 2023 and 2024, the State of California adopted legislative bills that impact how local governments process housing development projects and regulate shared parking. This text amendment includes modifications to the City's Zoning Code related to Accessory Dwelling Units, Density Bonuses, Shared Parking and eliminates the requirement for rezoning for General Plan consistency for housing projects. This Zoning Code text amendment is exempt from the requirements of the California Environmental Quality Act (CEQA).

PRESENTED BY: Amy Nicholson, Supervising Planner

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that the City Council adopt a Zoning Code text amendment to amend City Code Chapter 20-31(Density Bonus and Other Incentives), Section 20-12.020 (Zoning Code Rules of Interpretation), Section 20-36.050 (Adjustments to Parking Requirements), and Section 20-42.130 (Accessory Dwelling Units) as described in Attachment 1.

Attachments: [Staff Report](#)
[Staff Report Revised \(Uploaded 12-12-2024\)](#)
[Attachment 1 - Redline Changes to the Zoning Code](#)
[Attachment 1 Revised - Redline Changes to the Zoning Co](#)
[Attachment 2 - Government Code Section 65915 incorpora](#)
[Attachment 3 - Assembly Bill 821](#)
[Attachment 4 - Assembly Bill 894](#)
[Attachment 5 - Assembly Bill 976](#)
[Attachment 6 - Assembly Bill 2533](#)
[Attachment 7 - Senate Bill 1211](#)
[Resolution](#)
[Resolution Revised \(Uploaded 12-12-2024\)](#)
[Presentation](#)
[Presentation Revised \(Uploaded 12-12-2024\)](#)

**11.2 PUBLIC HEARING - LANDMARK ALTERATION PROCESS
IMPROVEMENTS AND CULTURAL HERITAGE BOARD AND DESIGN
REVIEW BOARD CONSOLIDATION**

BACKGROUND: The proposed project includes recommendations to amend the Santa Rosa Zoning and Municipal Codes and the Processing Review Procedures for Owners of Historic Properties. The proposed amendments are two-fold: 1) streamline and enhance the Landmark Alteration Permit process for properties located in the City's eight Preservation Districts and for properties designated as local landmarks; and 2) consolidate the Cultural Heritage Board and Design Review Board duties and composition into a single Design Review and Preservation Board, in order to provide a more streamlined process, enhance the City's preservation efforts, and better allocate City resources.

PRESENTED BY: Jessica Jones, Planning Deputy Director

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council adoption of Zoning and Municipal Code amendments to (1) address streamlining and process

improvements for the Landmark Alteration Permit process, and (2) consider consolidation of the duties and composition of the Cultural Heritage Board and Design Review Board into a single Design Review and Preservation Board.

Attachments: [Staff Report](#)
[Attachment 1 - Draft Amendments to the Zoning Code and](#)
[Attachment 2 - Draft Amendments to the Processing Review](#)
[Attachment 3 - Map of Preservation Districts](#)
[Attachment 4 - List of Designated Landmarks](#)
[Attachment 5 - Community Comments](#)
[Resolution](#)
[Presentation](#)
[Late Correspondence \(Uploaded 12-12-2024\)](#)

12. ADJOURNMENT

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

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 707-543-4646 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.