



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JANUARY 11, 2024

EFFECTIVE IMMEDIATELY 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/84924548870](https://srcity-org.zoom.us/j/84924548870), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 849 2454 8870;**

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)

4:30 P.M. - REGULAR SESSION

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 October 26, 2023 - Draft Minutes

Attachments: [October 26, 2023 - Draft Minutes](#)

2.2 December 14, 2023 - Draft Minutes

Attachments: [December 14, 2023 - Draft Minutes](#)

3. 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.

4. COMMISSION BUSINESS

4.1 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.

4.2 COMMISSIONER REPORTS

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

5. DEPARTMENT REPORTS

6. STATEMENTS OF ABSTENTION/RECUSAL BY COMMISSIONERS

7. CONSENT ITEMS

8. REPORT ITEMS

9. PUBLIC HEARINGS

9.1* PUBLIC HEARING - VERIZON WIRELESS TELECOMMUNICATION TOWER - CONDITIONAL USE PERMIT - 244 COLGAN AVENUE - PRJ23-009

BACKGROUND: The applicant is requesting approval of a Conditional Use Permit for the construction of a 69-foot-tall monopine (telecommunication tower) with ground equipment enclosed by a

6-foot-tall fence. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Suzanne Hartman, City Planner

Attachments:

[Staff Report](#)

[REVISED - Staff Report as of January 11, 2024](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Project Description](#)

[Attachment 3 - Neighborhood Context Map](#)

[Attachment 4 - Network Map](#)

[Attachment 5 - Plan Set](#)

[Attachment 6 - Electromagnetic Energy \(EME\) Report](#)

[Attachment 7 - RFC Compliance Report](#)

[Attachment 8 - Foliage Samples](#)

[Attachment 9 - Photo Simulations](#)

[Attachment 10 - RF Justification](#)

[UPDATED - Attachment 10 - RF Justification as of January](#)

[Attachment 11 - Community Correspondence](#)

[UPDATED - Attachment 11 - Community Correspondence Resolution](#)

[REVISED - Resolution No. PC-2024-001](#)

[REVISED - Resolution as of January 10, 2024](#)

[REVISED - Resolution as of January 11, 2024](#)

[Exhibit A](#)

[Presentation](#)

[UPDATED - Petition of Opposition as of January 9, 2024](#)

[UPDATED - Petition of Opposition as of January 11, 2024](#)

[UPDATED - Public Comments as of January 9, 2024](#)

[UPDATED - Oku Solutions - Engineer Response as of Jan Late Correspondence as of January 9, 2024](#)

[Late Correspondence as of January 10, 2024](#)

[Late Correspondence as of January 11, 2024](#)

9.2* PUBLIC HEARING - SENIOR COMMUNITY CARE FACILITY ZONING
CODE TEXT AMENDMENT - PLANNING PROJECT - CITYWIDE -

PRJ23-016

BACKGROUND: Zoning Code Text Amendment to 1) amend Zoning Code Section 20-42.060, Community Care Facilities, to exempt senior care facilities from the Community Care Facility overconcentration limitation and spacing requirement, and 2) to amend Zoning Code Section 20-70.020, Definitions of Specialized Terms and Phrases, to include palliative care and end of life care medical treatments in the definition of Community Care Facility. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Kristinae Toomians, Senior Planner

Attachments: [Staff Report](#)
[REVISED - Staff Report as of January 10, 2024](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Email from Department of Social Services](#)
[Attachment 3 - State of California Health & Safety Code 15 Resolution](#)
[REVISED - Resolution No. PC-2024-002](#)
[Exhibit A](#)
[MODIFIED - Exhibit A as of January 10, 2024](#)
[Presentation](#)
[Correspondence](#)
[Late Correspondence as of January 10, 2024](#)

10. 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 543-3190 (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.

Planning Commission

- FINAL

JANUARY 11, 2024

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.