



# City of Santa Rosa

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

## **PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MARCH 23, 2023**

**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), OR VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/84330527584](https://srcity-org.zoom.us/j/84330527584), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 843 3052 7584**

**PUBLIC COMMENT MAY BE MADE LIVE DURING THE MEETING VIA ZOOM, PHONE OR IN-PERSON FROM THE COUNCIL CHAMBERS. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE AT [HTTPS://WWW.SRCITY.ORG/1339/PLANNING-COMMISSION](https://www.srcity.org/1339/planning-commission)**

**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)**

### **4:30 P.M. - REGULAR SESSION**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES**

None.

- 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 BY COMMISSIONERS**

#### **7. CONSENT ITEM(S)**

None.

#### **8. SCHEDULED ITEM(S)**

- 8.1\*** PUBLIC HEARING - TIERRA DE ROSAS FKA ROSELAND VILLAGE NEIGHBORHOOD CENTER, CEQA EXEMPT PROJECT - TENTATIVE MAP EXTENSION REQUEST - 665 & 883 SEBASTOPOL RD - EXT22-0019

BACKGROUND: Extension request for approved Tentative Map (MAJ17-006) to subdivide a 7.41-acre site into five lots and a Density Bonus with three concessions to allow the planned development of the Tierra de Rosas mixed use project with 175 multi-family units, including 75 affordable units, a 25,000 sf civic building, a 5,000 sf market place, and a 1-acre public plaza.

PROJECT PLANNER: Christian Candelaria

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Project Description](#)  
[Attachment 5 - Approved Tentative Map and Development](#)  
[Attachment 6 - Tentative Map Resolution - City Council](#)  
[Attachment 7 - Density Bonus Resolution - City Council](#)  
[Attachment 8 - Final Traffic Impact Study](#)  
[Attachment 9 - Mitote Food Park DRB - RESOLUTION](#)  
[Attachment 10 - Casa Roseland Resolution - City Council](#)  
[Attachment 11 - Staff Report - City Council](#)  
[Resolution](#)  
[DAC Report](#)  
[Exhibit A](#)  
[Presentation](#)

## 8.2 STUDY SESSION - 2022 GENERAL PLAN ANNUAL REPORT

BACKGROUND: The General Plan Annual Report will provide an overview of progress made in 2022 toward achieving General Plan goals, policies, and implementation measures.

PROJECT PLANNER: Sheila Wolski

**Attachments:** [Staff Report](#)  
[Attachment 1- General Plan Annual Review Report 2022](#)  
[REVISED Attachment 1- General Plan Annual Review Report](#)  
[Presentation](#)  
[Late Correspondence as of 3.22.23](#)

## 9. ADJOURNMENT

\*Ex parte communication disclosure required.

**Planning Commission**

**- FINAL**

**MARCH 23, 2023**

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*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.

*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.*