



## **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 AUGUST 8, 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/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)**

**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** July 25, 2024 - Draft Minutes

**Attachments:** [July 25, 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 - CONDITIONAL USE PERMIT TO ALLOW MODIFICATIONS TO THE PREVIOUSLY APPROVED STONEBRIDGE SUBDIVISION CONDITIONAL USE PERMIT (PC-2022-035) AT 2220 FULTON ROAD; FILE NO. CUP24-005

BACKGROUND: This is a proposal to modify the Development Plan of the Stonebridge Subdivision allowing reduced setbacks on 21 parcels to accommodate a single-story floor plan. The Subdivision was approved by the Planning Commission in December 2022, and was found in compliance with the California Environmental Quality Act. No additional environmental review is necessary.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission approve a modification to the Conditional Use Permit for the small lot subdivision to allow reduced setbacks to 21 lots, 20 of which will accommodate a single-story floor plan and one for unique lot constraints for the Stonebridge Subdivision at 2220 Fulton Road, Assessor's Parcel Number 034-030-103.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location and Neighborhood Context Map](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Setback Reduction Exhibit](#)  
[Attachment 5 - December 8, 2022, PC Resolutions, Staff R](#)  
[Attachment 6 - IS-MND with MMRP, adopted by Planning C](#)  
[Attachment 7 - October 25, 2022 DAC Report](#)  
[Resolution](#)  
[Presentation](#)  
[ADDED - Applicant Presentation](#)  
[ADDED - Public Correspondence received as of August 8,](#)  
[UPDATED - Public Correspondence received as of August](#)  
[Late Correspondence as of August 7, 2024](#)  
[Late Correspondence as of August 8, 2024](#)

**11.2\***    PUBLIC HEARING - APPEAL OF THE ZONING ADMINISTRATOR'S  
DECISION TO APPROVE A MINOR CONDITIONAL USE PERMIT FOR  
THE CLUB AT FLAMINGO - GLOBAL COURT AT 2777 4TH STREET,  
FILE NO. CUP23-066

BACKGROUND: Appeal of the Zoning Administrator (ZA) decision approving a Minor Conditional Use Permit to allow the continued operation of a Sport and Active Recreation Facility, expanding the use of tennis courts to multi-use sport courts. The project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, deny the Appeal and approve a Minor Conditional Use Permit for the Club at Flamingo - Global Court to allow the continued operation of a Sport and Active Recreation Facility, including multi-use sport courts for the property located at 2777 4th Street.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - General Plan Map](#)  
[Attachment 4 - Project Narrative](#)  
[Attachment 5 - JMC Lighting, LLC Letter](#)  
[Attachment 6 - Zoning Administrator Resolution](#)  
[Attachment 7 - Appeal Application](#)  
[Attachment 8 - Health Club Permit History](#)  
[Attachment 9 - Public Correspondence](#)  
[Attachment 10 - Sound Survey Report](#)  
[Attachment 11 - Chapter 17-16 Noise Ordinance Resolution](#)  
[Presentation](#)  
[ADDED - Public Correspondence received as of August 7, Late Correspondence as of August 7, 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 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.*