



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED AUGUST 11, 2022

**PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE
RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF
SONOMA, PLANNING COMMISSION MEMBERS WILL BE PARTICIPATING
IN THIS MEETING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE VIRTUALLY AT
WWW.ZOOM.US/JOIN OR BY TOLL FREE TELEPHONE (877) 853-5257;
USING MEETING ID: 870 8208 7939.**

**PUBLIC ACCESSING THE MEETING THROUGH ZOOM CAN PROVIDE
COMMENTS DURING THE PUBLIC COMMENT PERIODS. ADDITIONAL
INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE
AT [HTTPS://SRCITY.ORG/PLANNING COMMISSION](https://srcity.org/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 (VIRTUAL MEETING)

Final Revised - The agenda has been revised to update Item 8.2 Recess
Storage Phase II as a Public Hearing.

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

July 14, 2022 - Draft Minutes

Attachments: [July 14, 2022 - 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)

NONE

5. DEPARTMENT REPORTS

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

7. CONSENT ITEM(S)

NONE

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - KERRY RANCH - PARCEL A; ADDENDUM TO MITIGATED NEGATIVE DECLARATION, TENTATIVE MAP AND CONDITIONAL USE PERMIT; ASSESSOR'S PARCEL NO. 038-850-026; FILE NOS. PRJ21-008 (MAJ21-001 & CUP21-043)

BACKGROUND: This is a proposal to subdivide Parcel A of the Kerry Ranch 1 Subdivision into five single-family residential lots with average lot sizes ranging from 4,322-square feet to 8,047-square feet. The project requires an Addendum to the previously approved Kerry Ranch I, II & III Mitigated Negative Declaration; a Conditional Use Permit for a small lot subdivision; and a Tentative Map to subdivide the parcel.

PROJECT PLANNER: Susie Murray

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location & Neighborhood Context Map](#)
[Attachment 3 - Project Narrative, prepared by J. Kapolchok](#)
[Attachment 4 - Tentative Map and Development Plan, prep](#)
[Attachment 5 - Conceptual Architecture, prepared by WHA](#)
[Attachment 6 - Kerry Ranch I, II & III Mitigated Negative De](#)
[Attachment 7 - Kerry Ranch I, II & III Mitigated Negative De](#)
[Attachment 8 - Focused Traffic Study, prepared by W-Tran](#)
[Attachment 9 - Public Correspondence](#)
[Resolution 1 - Addendum to Kerry Ranch I, II, & III Mitigate](#)
[Exhibit A - Kerry Ranch - Parcel A](#)
[Resolution 2 - TM](#)
[Resolution 3 - MUP](#)
[Exhibit A - DAC Report](#)
[Presentation](#)
[Late Public Correspondence as of 8.10.2022 at 6:00PM](#)
[Late Public Correspondence as of 8.11.2022 at 12:00PM](#)

Please note, this action is final unless an appeal is filed with the City Clerk's office within 10 calendar days of today's decision pursuant to zoning code section 20-62.030."

8.2* PUBLIC HEARING - RECESS STORAGE PHASE II; ADDENDUM TO MITIGATED NEGATIVE DECLARATION, VARIANCE, HILLSIDE DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT - 4465 & 4480 STREAMSIDE DRIVE - PRJ21-028, ZV22-001, HDP22-006 & CUP21-094)

BACKGROUND: The project involves the construction of a 3-story self-storage building at 4465 Streamside Drive, adjacent to the Santa Rosa Creek pedestrian path, and two single story self-storage buildings at 4480 Streamside Drive, adjacent to existing residential uses and across the street from the newly constructed four-story storage building.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form - Revised.pdf](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location & Neighborhood Context Map](#)
[Attachment 3 - Project Narrative stamped received on Nov](#)
[Attachment 4 - Site Plan, provided by applicant, stamped r](#)
[Attachment 5 - Slope Analysis, prepared by Eric Wade, Bk](#)
[Attachment 6 - Project Renderings, provided by applicant, u](#)
[Attachment 7 - Elevations, lighting and materials, provided](#)
[Attachment 8 - Landscape Plan, prepared by HWA Landsc](#)
[Attachment 9 - Planning Commission Resolution No. 1197;](#)
[Attachment 10 - Addendum to Approved MND, prepared by](#)
[Attachment 11 - Recorded Map](#)
[Attachment 12 - Public Correspondence](#)
[Resolution 1 - Addendum to MND](#)
[Exhibit A - Addendum to MND](#)
[Resolution 2 - Variance - revised as of 8/10/2022](#)
[Resolution 2 - Variance](#)
[Resolution 3 - Minor CUP](#)
[Resolution 3 - Exhibit A](#)
[Resolution 4 - Hillside Development Permit](#)
[Presentation Revised](#)
[Presentation](#)
[Late Public Correspondence received as of 8.10.2022](#)
[Late Correspondence as of 08.11.2022 at 12:00PM](#)

Please note, this action is final unless an appeal is filed with the City Clerk's office within 10 calendar days of today's decision pursuant to zoning code section 20-62.030."

8.3* PUBLIC HEARING - APPEAL ELM TREE STATION - CERTIFICATE OF COMPLIANCE AND PARCEL MAP WAIVER - 874 N WRIGHT RD - CC18-004

BACKGROUND: Appeal of the Subdivision Committee approval of a Certificate of Compliance and Parcel Map Waiver for the Elm Tree

Station Project - to create two (2) parcels to facilitate the future development of a gasoline and electric charging station and neighborhood market on Parcel 1 (.73 acres) and a future park site on Parcel 2 (.25 acres).

PROJECT PLANNER: Mike Wixon

Attachments: [Staff Report](#)
[Attachment 1 - Subdivision Committee Report, dated Dece](#)
[Attachment 1 - Subdivision Committee Report, dated Dece](#)
[Attachment 2 - Appeal Statement](#)
[Attachment 3 - Public Correspondence](#)
[Resolution](#)
[Staff-Presentation - Revised](#)
[Presentation](#)
[Late Public Correspondence as of 2022.08.09](#)
[Late Public Correspondence as of 8.10.2022](#)
[Late Public Correspondence as of 8.11.2022 at noon.pptx](#)

9. 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.