



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 JULY 24, 2025

4:30 P.M. - REGULAR SESSION

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBERS LOCATED AT 100 SANTA ROSA AVENUE, SANTA ROSA.

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)

Public Comment may be made live, in-person, during the meeting in the Council Chamber or submitted in advance via email at planningcommission@srcity.org by 5:00 pm the Wednesday before the Planning Commission Meeting. Any written correspondence will be included in the agenda before the meeting begins.

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.

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 May 8, 2025 - Draft Minutes

Attachments: [May 8, 2025 - Draft Minutes](#)

3.2 June 12, 2025 - Draft Minutes

Attachments: [June 12, 2025 - 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)

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION OR RECUSAL

8. PRESENTATIONS

None.

9. CONSENT ITEMS

9.1 MOTION - THE HOOK DISPENSARY, 817 RUSSELL AVENUE - CLERICAL EDIT TO RESOLUTION

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by motion, adopt a revised resolution to correct a clerical error in condition of approval 14(B) as follows: "Permitted hours of operation for cannabis retail sales and delivery service, as proposed in the application, shall be between 12 p.m. and 7 p.m. daily. Any proposed change to the hours of operation shall be considered by the Zoning Administrator."

Attachments: [Memorandum](#)
[Attachment 1 - PC Minutes - 12-13-2018](#)
[Resolution No. 11931 - corrected](#)
[Resolution No. 11931 - corrected - redlined \(Uploaded 7-24-2025\)](#)
[Resolution No. 11931 - corrected - FINAL \(Uploaded 7-24-2025\)](#)
[Exhibit A - Correction Notice](#)
[Exhibit B - Resolution 11931 - original](#)

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

*11.1 PUBLIC HEARING - MEADOW CREEK TOWNHOMES - TENTATIVE MAP MAJOR - 533 BELLEVUE AVE - MAJ23-002

BACKGROUND: Meadow Creek Townhomes Development proposal

consisting of 62 townhomes on a 4.78-acre parcel. The two-story townhomes would be clustered in 5 and 6-plexes throughout 12 separate buildings. Units are proposed with 3-bedrooms ranging from 1,500-1,800 square feet. CEQA Exempt Project

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, adopt a Tentative Map for Meadow Creek Townhomes, a 62-lot subdivision located at 533 Bellevue Avenue, Assessor Parcel No. 134-042-070.

Attachments: [Staff Report](#)
[Staff Report - Redlined \(Uploaded 7-23-2025\)](#)
[Staff Report - Redlined \(Uploaded 7-24-2025 10:45 a.m.\)](#)
[Staff Report - Redlined \(Uploaded 7-24-2025 11:15 a.m.\)](#)
[Staff Report - Final \(Uploaded 7-24-2025\)](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - TM, Prelim Site, Grading, Drainage, Utility F](#)
[Attachment 5 - Elevations and Floor Plans](#)
[Attachment 6 - Conceptual Landscape Plan](#)
[Attachment 7 - Design Variation Plan](#)
[Attachment 8 - Consistency Analysis Checklist Specific Pla](#)
[Attachment 9 - Traffic Impact Study](#)
[Attachment 10 - Phase 1 Environmental Site Assessment](#)
[Attachment 11 - Arborist Letter and Tree Data
Resolution](#)
[Resolution - Redlined \(Uploaded 7-23-2025\)](#)
[Resolution - Redlined \(Uploaded 7-24-2025\)](#)
[Resolution - Final \(Uploaded 7-24-2025\)](#)
[Exhibit A: Development Advisory Committee Report](#)
[Exhibit A: Development Advisory Committee Report - Redl](#)
[Exhibit A: Development Advisory Committee Report - Final](#)
[Exhibit B - Roseland MMRP](#)
[Presentation](#)
[Presentation \(Uploaded 7-24-2025 10:45 a.m.\)](#)
[Presentation \(Uploaded 7-24-2025 11:15 a.m.\)](#)
[Applicant Presentation](#)
[Late Correspondence \(Uploaded 7-23-2025\)](#)
[Late Correspondence \(Uploaded 7-24-2025\)](#)

12. ADJOURNMENT

*Ex parte communication disclosure required.

Planning Commission

- FINAL-REVISED

JULY 24, 2025

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.