



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 22, 2020

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE PLANNING COMMISSION WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: WWW.ZOOM.US/JOIN - MEETING ID 988 0836 6416 OR BY TOLL FREE TELEPHONE:888-475-4499 AND ENTER MEETING ID: 988 0836 6416; PUBLIC ACCESSING THE MEETING THROUGH THE ZOOM LINK WILL BE ABLE TO PROVIDE PUBLIC COMMENT ON AGENDA ITEMS AT THE TIME AN AGENDA ITEM IS DISCUSSED. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION AND SUBMITTING EMAIL CORRESPONDENCE IS AVAILABLE AT [HTTPS://SRCITY.ORG/PLANNINGCOMMISSION](https://srcity.org/planningcommission)

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) 4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 October 8, 2020 - Draft Minutes

Attachments: [October 8, 2020 - Draft Minutes](#)

4. PUBLIC COMMENTS

Except for public hearing agenda items, the public may comment on all other agenda items and on items not on the agenda within the jurisdiction of the Planning Commission during this period. The public may comment on public hearing agenda items when the hearing is opened. Each speaker is allowed three minutes.

5. PLANNING COMMISSIONERS' REPORT

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. STUDY SESSION

9. CONSENT ITEMS

10. PUBLIC HEARINGS

10.1* STARBUCKS RE-USE WITH DRIVE-THROUGH, EXEMPT PROJECT - CONDITIONAL USE PERMIT - 4620 HWY 12 - PRJ20-006

BACKGROUND: This is an application for a Zoning Text Amendment to amend PD 403 and amendment to an approved Conditional Use Permit to allow the operation of a coffee shop with drive-through retail service with extended hours of operation at the former site of a US Bank with drive-through ATM service.

Project Planner: Conor McKay

Attachments: [Staff Report](#)
[Attachment 1 - Indemnification and Disclosure](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Revised Project Plan Set](#)
[Attachment 5 - Focused Traffic Study dated 9-10-20 prepa](#)
[Attachment 6 - Climate Action Plan \(CAP\)](#)
[Attachment 7 - Public Correspondence and Neighborhood](#)
[Attachment 8 - MJP98-053 - MISSION ARBORS RITE AID](#)
[Attachment 9 - Planned Development 403 \(Ord 3442\)](#)
[Resolution 1 - Zoning Code Amendment](#)
[Resolution 2 - Conditional Use Permit](#)
[Exhibit A](#)
[Presentation](#)

10.2 FIRE AND COVID RECOVERY ORDINANCE: EXTENSION AND MODIFICATIONS OF CITY CODE CHAPTER 20-16 RESILIENT CITY DEVELOPMENT MEASURES - REZ20-007

BACKGROUND: The project includes extension and modification of the temporary Resilient City Development Measures to address continued fire recovery with additional measures addressing COVID-19 pandemic recovery. Specifically, this project expands opportunities for mobile food and street vending, expands opportunities for large family daycares and child care centers, extends time limits for temporary uses, consolidates and streamlines review processes for certain land use entitlements, provides flexibility for nonconforming uses, and includes additional minor amendments for clarifications and technical corrections.

Project Planner: Shari Meads

Attachments: [Staff Report](#)
[Attachment 1 - Chapter 20-16 Amendments Redline](#)
[Attachment 2 - Chapter 20-16 Amendments Clean](#)
[Attachment 3 - Public Comment](#)
[Resolution - Zoning Text Amendment](#)
[Exhibit A](#)
[Staff Presentation](#)

**10.3 PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN
ZONING CODE AMENDMENTS - REZ20-008**

BACKGROUND: The project includes Zoning Code Map and Text Amendments to implement the Downtown Station Area Specific Plan (DSASP). These Amendments include parcel specific rezonings of properties within the DSASP boundary, including the primary zoning district and applicable combining districts. Additional amendments to the Zoning Code text, to provide consistency with the DSASP, are also addressed and include, but are not limited to, the following: four new downtown zoning districts and associated permitted land uses, site and building design standards, parking, additions to the Historic combining district, modifications to the Landmark Alteration and Design Review processes, and additional or modified definitions and general site development requirements.

Project Planner: Amy Nicholson

ITEM CONTINUED TO A DATE CERTAIN: 11/2/2020

Attachments: [CONTINUATION MEMO: DSASP Zoning Amendments PC](#)

11. ADJOURNMENT

*Ex parte communication disclosure required.

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) one week prior to the meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

Planning Commission

OCTOBER 22, 2020

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.