



## **City of Santa Rosa**

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

### **PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JUNE 11, 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: [HTTPS://SRCITY-ORG.ZOOM.US/J/98808366416](https://srcity-org.zoom.us/j/98808366416) OR BY TOLL FREE TELEPHONE:888-475-4499, THEN 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 PARTICIPATION AND PUBLIC COMMENT 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**
- 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 PUBLIC HEARING - CAPITAL IMPROVEMENT PROGRAM GENERAL PLAN CONSISTENCY - STUDY FILE - CITYWIDE - ST20-001**

BACKGROUND: Government Code Section 65401 requires that the Planning Commission review public projects associated with the City's Capital Improvement Program (CIP) each year for consistency with the General Plan. There are 16 projects to be evaluated as part of the 2020-2021 draft CIP.

Project Planner: Shari Meads

**Attachments:** [Staff Report](#)  
[Attachment 1 - CIP Project Information Sheets](#)  
[Resolution](#)  
[Staff Presentation](#)

**10.2\* BURBANK AVE SUBDIVISION - CONDITIONAL USE PERMIT - 1400 BURBANK AVE - CUP19-095**

BACKGROUND: Minor Conditional Use Permit Appeal for a residential small lot subdivision. The project proposes to subdivide four (4) existing parcels totaling approximately 14.25 acres into 136 lots. The proposed subdivision will allow 62 single-family units, 12 duets, and 64 multifamily units on one parcel. The application was filed by Joe Ripple, Schellinger Brothers. File # - PRJ19-031 (CUP19-095)

Project Planner: Adam Ross.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Amended Project Narrative](#)  
[Attachment 3 - Tentative Map](#)  
[Attachment 4 - School Access Exhibit](#)  
[Attachment 5 - Setback Exhibit](#)  
[Attachment 6 - Landscape Plans](#)  
[Attachment 7 - Architectural Plans received February 4, 20](#)  
[Attachment 8 - Architectural Plans received April 17, 2020](#)  
[Attachment 9 - Multifamily Architectural Plans received Feb](#)  
[Attachment 10 - Multi-Family Architectural Plans received /](#)  
[Attachment 11 - Burbank Ave Subdivision Consistency Me](#)  
[Attachment 12 - Roseland Area Sebastopol Road Specific](#)  
[Attachment 13 - Final Traffic Impact Study](#)  
[Attachment 14 - Biological Resources Assessment](#)  
[Attachment 15 - Wetland Delineation Report](#)  
[Attachment 16 - Air Quality and Greenhouse Gas Emission](#)  
[Attachment 16a - Air Quality and Greenhouse Gas Emission](#)  
[Attachment 16b - Air Quality and Greenhouse Gas Emission](#)  
[Attachment 16c - Air Quality and Greenhouse Gas Emission](#)  
[Attachment 17 - Noise Impact Analysis](#)  
[Attachment 18 - Planning Commission Amended Resolutio](#)  
[Attachment 19a - Public Correspondence](#)  
[Attachment 19b - Public Correspondence](#)  
[Attachment 20 - Signed Res CUP19-095 and DR19-054](#)  
[Attachment 21 - Appeal received February 18, 2020](#)  
[Attachment 22 - Applicant Response to Appeal Letter date](#)  
[Attachment 23 - Waterstone confirming purchase of multi-f](#)  
[Resolution](#)  
[Exhibit A: DAC Report](#)  
[Staff Presentation](#)  
[Late Correspondence - As of 11am June 11, 2020](#)

## **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>

*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.*