



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 JUNE 27, 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 BOARD MEMBER PARTICIPATES REMOTELY
BASED ON JUST CAUSE OR EMERGENCY CIRCUMSTANCES
PURSUANT TO AB 2449, THE CITY 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 June 13, 2024 - Draft Minutes

Attachments: [June 13, 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 - WEST HEARN VETERANS VILLAGE EIR
Previously Certified by CC - EXTENSION REQUEST - 2149 W HEARN
AVE - EXT24-0004

BACKGROUND: A one-year Time Extension is requested for the Hearn Veterans Village Tentative Map. The extension would allow the applicant time to record the final map by March 15, 2025. The applicant can apply for up to four additional one-year extensions.

PRESENTED BY: Monet Sheikhal, Senior Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Approved Tentative Map](#)
[Attachment 4 - Addendum to Roseland Area Sebastopol R](#)
[Attachment 5 - Signed PC Resolution No. 12078 – Addend](#)
[Attachment 6 - Signed PC Resolution No. 12079 – Tentativ](#)
[Attachment 7 - Signed CC Resolution RES-2022-051 – Ad](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Presentation](#)
[REVISED Presentation](#)
[ADDED Presentation](#)
[Late Public Correspondence as of June 27, 2024](#)
[Late Correspondence Received as of June 27, 2024](#)
[Additional Late Correspondence Received as of June 27, 2](#)

12. ADJOURNMENT

Planning Commission

- FINAL-REVISED

JUNE 27, 2024

*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 543-4645 (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.