



## **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 MARCH 13, 2025**

**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/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](mailto: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. - 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 February 27, 2025 - Draft Minutes**

**Attachments:** [February 27, 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 BY COMMISSIONERS**

## **8. PRESENTATIONS**

### **8.1 PRESENTATION - SANTA ROSA ACTIVE TRANSPORTATION PLAN**

## UPDATE

BACKGROUND - The Santa Rosa Transportation and Public Works Department is conducting an update to the 2018 Bicycle and Pedestrian Master Plan, to be renamed the Active Transportation Plan. City staff released the Public Review Draft of the Active Transportation Plan on March 3rd to solicit feedback on the document. Public comment will be accepted through March 31st. It is anticipated that the Plan will be adopted by the City Council in the Spring of 2025.

PRESENTED BY: Torina Wilson, Transportation Planner

**Attachments:** [Presentation](#)

## 9. CONSENT ITEMS

None.

## 10. REPORT ITEMS

None.

## 11. PUBLIC HEARINGS

### 11.1 FIRST 2025 GENERAL PLAN AMENDMENT PACKAGE

#### 11.1 (a) PUBLIC HEARING -DUTTON AVENUE DEVELOPMENT PROJECT

BACKGROUND: The applicant requests a General Plan Amendment for the 5.95-acre parcel at 3150 Dutton Avenue from Medium Density Residential to General Industry, and a Rezoning from Multi-Family Residential (R-3-18) to General Industrial (IG) to allow for future development of an industrial facility. The proposed project has been found in compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15164.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by three resolutions, recommend that (1) the Council adopt an Addendum to the previously approved Dutton Avenue Residences

Mitigated Negative Declaration, (2) approve a General Plan Amendment to change the land use designation for 3150 Dutton Avenue from Medium Density Residential to General Industry; and (3) recommend that the City Council adopt a Zoning Map Amendment for 3150 Dutton Avenue from R-3-18 (Multi-Family Residential) to General Industrial (IG) consistent with the General Plan land use designation.

PRESENTED BY: Hana Michaelson, Contract Planner

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Project Narrative](#)  
[Attachment 3 - Location Map](#)  
[Attachment 4 - Neighborhood Context](#)  
[Attachment 5 - General Plan Map](#)  
[Attachment 6 - Zoning Map](#)  
[Attachment 7 - Previously Approved MND](#)  
[Attachment 8 - Approved MMRP](#)  
[Attachment 9 - Addendum to MND](#)  
[Attachment 10 - DRB Resolution No. 18-984](#)  
[Attachment 11 - DRB Resolution No. 18-985](#)  
[Attachment 12 - Council Resolution No. 26520](#)  
[Attachment 13 - Council Ordinance No. 3771](#)  
[Attachment 14 - Public Correspondence](#)  
[Resolution 1](#)  
[Exhibit A](#)  
[Resolution 2](#)  
[Resolution 3](#)  
[Presentation](#)  
[REVISED - Presentation \(Uploaded 3-12-2025\)](#)

#### **11.1 (b)\* PUBLIC HEARING - HOUSING ELEMENT AMENDMENT**

BACKGROUND: The project includes an update to the 2023-2031 Housing Element to reflect changes to City's RHNA obligations, as a result of a recent annexation, as well as two clerical edits to correct

the title of Table 5-2 and correct a mathematical error in Table 5-11. The Commission will consider making a recommendation to the City Council.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend that the City Council amend the 2023-2031 Housing Element to reflect a transfer of Regional Housing Needs Allocation (RHNA) units related to the annexation of 34.93 acres, and two clerical edits to correct the title of Table 5-2 and correct a mathematical error in Table 5-11.

PRESENTED BY: Jessica Jones, Deputy Director of Planning

**Attachments:** [Staff Report](#)  
[Attachment 1 - Annexation Area Ariel](#)  
[Attachment 2 - Annexation Certificate of Completion](#)  
[Attachment 3 - Annexation Final Map](#)  
[Attachment 4 - Government Code Section 65584.07](#)  
[Attachment 5 - RHNA Transfer Extension Letter](#)  
[Attachment 6 – HCD Extension Approval Letter](#)  
[Attachment 7 - City Council Resolution No. RES-2025-034](#)  
[Attachment 8 - RHNA Transfer Letter](#)  
[UPDATED - Attachment 8 - RHNA Transfer Letter \(Upload](#)  
[Attachment 9 - Addendum to the GP EIR for the HE](#)  
[Resolution](#)  
[Exhibit A](#)  
[Presentation](#)  
[Late Correspondence \(Uploaded 3-12-2025\)](#)

## 12. 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.*

**Planning Commission**

**- FINAL-REVISED**

**MARCH 13, 2025**

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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.*