

Public Noticing Text Amendment

Citywide

February 28, 2019

Amy Nicholson
City Planner
Planning and Economic Development

- Proposed Zoning Code text amendments to modify sections of Chapter 20-50 – Permit Application Filing and Processing, Chapter 20-52 – Permit Review Procedures, and Chapter 20-66 – Public Hearings regarding public noticing

- Purpose of amendment:
 - Modify existing requirements and practices to result in more clear, effective, and inclusive noticing
 - Increased methods, recipients, and lead time
 - Provide opportunities for notification of projects affecting residential neighborhoods, places of work, and Citywide
 - Encourage individuals to provide meaningful feedback

- 2014 - Council formed Open Government Task Force
- October 2016 - Council accepted Housing Action Plan prepared to address City's ongoing unmet housing needs and implement the General Plan Housing Element
 - "Continue implementation of permit streamlining for planning entitlements," which includes the City's noticing requirements
- May 2017 - City entered into contract with Metropolitan Planning Group to assist with amendments to entitlement streamlining process, including notification practices

- April 2017- City staff met with CAB to review permit streamlining process, including City's noticing requirements for entitlement applications. CAB members emphasized need to utilize social media, send e-mail notification, make mailed notices easier to read and understand, with earlier notification.
- In recent years, City has received general feedback from the community that current notification requirements and practices are inadequate including notice distribution distance, recipients, and timing.

Noticing Requirements

	Existing Code	Proposed Amendment
Meeting Items Noticed	<ul style="list-style-type: none"> • Neighborhood Meetings • Public Hearings • Zoning Administrator Public Meetings 	<ul style="list-style-type: none"> • Neighborhood Meetings • Public Hearings • Zoning Administrator Public Meetings • Concept Design Review
Distance for Mailing	<ul style="list-style-type: none"> • 300-foot radius 	<ul style="list-style-type: none"> • 600-foot radius
Recipients of Mailed Notice	<ul style="list-style-type: none"> • Property owners 	<ul style="list-style-type: none"> • Property owners • Tenants
On-Site Signs	<ul style="list-style-type: none"> • Public Hearings 	<ul style="list-style-type: none"> • Neighborhood Meetings • Concept Design Review • Public Hearings
Internet	<ul style="list-style-type: none"> • Not required 	<ul style="list-style-type: none"> • All notices on PED website • Social media as appropriate
E-mail	<ul style="list-style-type: none"> • Not required 	<ul style="list-style-type: none"> • Required to CAB • Required to electronic distribution list
Notice of Application	<ul style="list-style-type: none"> • Not required 	<ul style="list-style-type: none"> • Projects with Public Hearings • Projects that received Concept Design Review

Development Review Process

Neighborhood Meeting

- Applicant introduces Project and City explains Process
- Members of the public ask questions/provide comments

Concept Design Review

- Design Review Board provides feedback regarding design
- Members of the public provide comments

Notice of Application

- Neighboring/Interested parties receive notice that application has been filed
- Opportunity to review the project file and provide comments

Public Meeting/Hearing

- Review authority receives staff report and applicant presentation prior to action
- Members of the public provide comments

Beginning

End



NOTICE OF PUBLIC HEARING

APPLICATION FOR A CONDITIONAL USE PERMIT SUBMITTED BY THE BJORK GROUP FOR SONOMA GARDENS, A PROPOSED MEDICAL AND ADULT USE RETAIL CANNABIS DISPENSARY IN AN EXISTING 2,313 SQUARE FOOT COMMERCIAL SPACE AT 2074 ARMORY DRIVE, APN: 180-270-044; FILE NUMBER CUP18-071

Notice is hereby given that the Planning Commission will hold a public hearing on Thursday, January 10, 2019, at or after 4:00 p.m. in the Council Chamber, City Hall, 100 Santa Rosa Avenue, Santa Rosa. The purpose of the public hearing will be to receive public comment and recommendations prior to the Planning Commission acting on the requested Conditional Use Permit.

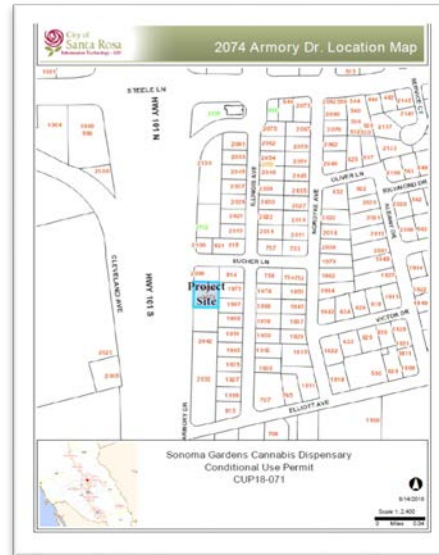
The application has been filed by the Bjork Group. Said application and applicable information are on file in the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Avenue, and are available for public inspection. The department is open:

Monday: 8:00 - 4:30
 Tuesday: 8:00 - 4:30
 Wednesday: 10:30 - 4:30
 Thursday: 8:00 - 4:30
 Friday: 8:00 - 12:00

If you cannot attend, you are encouraged to submit written comments and recommendations prior to the public hearing. **Comments and questions may be directed to Gary Broad, Planning Consultant, Planning and Economic Development Department, City of Santa Rosa, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404, telephone (707) 543-4660 or email: gbroad@srcity.org.**

Action taken by the Planning Commission on this project will be posted to our website at <https://srcity.org/1339/Planning-Commission> or you may contact Mike Maloney, Administrative Secretary by email at mmaloney@srcity.org or by telephone at (707) 543-3190. In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed within 10 calendar days of the decision.

PUBLISHED: December 30th 2018 On Site Sign



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City of Santa Rosa
 Planning & Economic Development Department
 100 Santa Rosa Avenue, Room 3
 Santa Rosa, CA 95404-6004

**PUBLIC NOTICE
 PLEASE READ**

Front

Envelope



NOTICE OF PUBLIC HEARING

CITY OF SANTA ROSA PLANNING COMMISSION MEETING
Thursday, January 24, 2019, at or after 4 p.m.
Council Chamber, City Hall, 100 Santa Rosa Ave

PROJECT NAME - Roseland Village Subdivision
PROJECT ADDRESS - 665 & 883 Sebastopol Road

PROJECT DESCRIPTION - The proposed project includes an application for a density bonus and tentative map to subdivide a 7.41-acre site into five lots. The proposed lots will contain the individual components of the Roseland Village project including market-rate housing, affordable housing, a civic building, a market place, and a public plaza. Design Review of the individual components of the project will occur at a date to be determined. The application has been filed by MidPen Housing Corporation. File Number - PRJ17-075.



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. Requests for alternate formats may be made by contacting (707) 543-3200.

MEETING PURPOSE

To receive public comment and recommendations prior to acting on the requested applications. You are encouraged to submit written comments and recommendations if you cannot attend the meeting.

CONTACT

Bill Rose, Supervising Planner
 (707) 543-3253 or wrose@srcity.org

FOR ADDITIONAL INFORMATION

Planning & Economic Development, Room 3, City Hall
 (100 Santa Rosa Avenue).
 Open M, Tu, Th: 8-4:30, W: 10:30-4:30, F: 8-12

The Staff Report and attachments will be available at www.srcity.org/planningcommission on or before the Monday prior to this hearing.



PROJECT LOCATION MAP - 665 & 883 SEBASTOPOL ROAD



Action taken by the Planning Commission on this project will be posted to our website at www.srcity.org/planningcommission. In compliance with Zoning Code Section 20.42, the decision of the Planning Commission is final unless an appeal is filed within 10 calendar days of the action.

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Environmental Review

California Environmental Quality Act (CEQA)

- Adoption of proposed ordinance is exempt from the California Environmental Quality Act (CEQA) pursuant to the following exemption set forth in the Public Resources Code and CEQA Guidelines
 - “Common sense exemption” set forth in CEQA Guidelines Section 15061(b)(3)
 - CEQA applies only to projects having the potential to cause a significant effect on the environment
 - Proposed amendments would not in and of themselves allow development of any new structures or alteration of lands; rather, future projects utilizing enhanced meeting notification would require an entitlement permit and CEQA review

- Notification
 - One-eighth page posting in Press Democrat
 - Emailed to the City's Community Advisory Board (CAB)
 - Posted at City Hall
- No public comments received

It is recommended by Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council:

- adoption of an ordinance amending City Code Chapters 20-50, 20-52 and 20-66, to modify public noticing requirements, as outlined in the proposed draft resolution.

Amy Nicholson
City Planner
Planning and Economic Development
anicholson@srcity.org
(707) 543-3258

