



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MAY 11, 2023

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), OR VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/84330527584](https://srcity-org.zoom.us/j/84330527584), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 843 3052 7584

PUBLIC COMMENT MAY BE MADE LIVE DURING THE MEETING VIA ZOOM, PHONE OR IN-PERSON FROM THE COUNCIL CHAMBERS. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE AT [HTTPS://WWW.SRCITY.ORG/1339/PLANNING-COMMISSION](https://www.srcity.org/1339/planning-commission)

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)

4:30 P.M. - REGULAR SESSION

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. 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.

- 4. COMMISSION BUSINESS**

4.1 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.

4.2 COMMISSIONER REPORTS

4.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

Vice Chair Election

5. DEPARTMENT REPORTS

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

7. CONSENT ITEMS

None.

8. REPORT ITEMS

8.1* REPORT - APPEAL OF BRIDGEWOOD DRIVE SHORT-TERM RENTAL PERMIT DENIAL - 6241 BRIDGEWOOD DRIVE - SVR22-020

BACKGROUND: Appeal of the Planning and Economic Development Director's denial of a non-hosted Short-Term Rental Permit located at 6241 Bridgewood Drive. The denial of the Permit was based on the property's location within 1,000 feet of another issued non-hosted Short-Term Rental Permit, which is prohibit pursuant to Zoning Code Section 20-48.040(B)(3). This appeal has been found categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378.

PRESENTED BY: Sachnoor Bisla, City Planner

Attachments: [Staff Report](#)
[Attachment 1 - Appeal Form](#)
[Attachment 2 - Permit Denial Correspondence](#)
[Attachment 3 - Location Map](#)
[Attachment 4 - 6241 Bridgewood STR Appeal Distance Ma
Resolution](#)
[Presentation](#)
[Appellant Presentation](#)

9. PUBLIC HEARINGS

9.1* PUBLIC HEARING - EXTENSION REQUEST - MONTECITO
TOWNHOMES - CEQA EXEMPT PROJECT - TENTATIVE MAP TIME
EXTENSION REQUEST - 0 MONTECITO BLVD - EXT22-0003

BACKGROUND: Extension request for MAJ17-004 - Subdivide current
R-3 multi-family lot into 8 fee simple lots.

PRESENTED BY: Sachnoor Bisla, City Planner

Attachments: [Staff Report](#)
[REDLINED Staff Report as of 5.11.23](#)
[REVISED Staff Report as of 5.11.23](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Approved Tentative Map](#)
[Attachment 4 - Planning Commission Resolution Nos. 119;](#)
[Attachment 5 - Staff Report - November 29, 2018](#)
[Resolution](#)
[REDLINED Resolution as of 5.11.23](#)
[REVISED Resolution as of 5.11.23](#)
[Exhibit A](#)
[Presentation](#)
[Late Correspondence as of 5.11.23](#)

9.2* PUBLIC HEARING - 7-ELEVEN, INC - CONDITIONAL USE PERMIT -
CEQA EXEMPT PROJECT - 43 MIDDLE RINCON RD - CUP19-097

BACKGROUND: Conditional Use Permit to demolish an existing “7-Eleven” Convenience Store, a single-family unit and accessory structures on 43 Middle Rincon and 4865 Highway 12 and construct a new 4,191-square-foot 7-11 Convenience Store with off-site alcohol sales, 24-hour operation, and a Gas Station. This project has been found categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332.

PRESENTED BY: Kristinae Toomians, Senior Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Plans](#)
[Attachment 5 - Air Quality and GHG Assessment](#)
[Attachment 6 - Biological Resource Assessment](#)
[Attachment 7 - Noise Assessment](#)
[Attachment 8 - Traffic Study](#)
[Attachment 9 - Public Correspondence and Helix Responses](#)
[ADDED Attachment 10 – Helix Cultural Resource Assessment](#)
[ADDED Attachment 11 – Helix Cultural Resources Assessment](#)
[ADDED Attachment 12 - Helix Cultural Resource Assessment](#)
[ADDED Attachment 13 – Helix Cultural Resources Assessment](#)
[ADDED Attachment 14 – Helix Cultural Resources Assessment](#)
[ADDED Attachment 15 – Helix Historic Architectural Analysis](#)
[ADDED Attachment 16 – Dudek Peer Review as of 5.8.23](#)
[Attachment 17 – City Council Gas Station Ban Ordinance](#)
[Attachment 18 – Recorded Lot Line Adjustment, File No. L](#)
[Attachment 19 – City Council Annexation Ordinance, ORD](#)
[Attachment 20 - Storm Water LID](#)
[Attachment 21 - Correspondence - Email from BAQQMD](#)
[Attachment 22 - Public Correspondence](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Late Correspondence as of 5.8.23](#)
[Late Correspondence as of 5.9.23](#)
[Late Correspondence as of 5.10.23](#)

9.3 PUBLIC HEARING - HOUSING LEGISLATION ZONING CODE TEXT AMENDMENT

BACKGROUND: Zoning Code Text Amendment for State law consistency. A broad range of revisions were adopted to State Housing

Laws during the 2022 Legislative Session and signed into law by the Governor. The State requires local jurisdictions to revise local zoning codes to ensure consistency with these changes.

PRESENTED BY: Nancy Woltering, Senior Planner

Attachments: [Staff Report](#)
[REVISED Staff Report as of 5.10.23](#)
[Attachment 1 - City of Santa Rosa Density Bonus Law – Le](#)
[Attachment 2 - Proposed Redline Changes to Zoning Code](#)
[REVISED Attachment 2 - Proposed Redline Changes to Z](#)
[Attachment 3 - Assembly Bill 2097](#)
[Attachment 4 - Assembly Bill 2244](#)
[Attachment 5 - Assembly Bill 682](#)
[Attachment 6 - Assembly Bill 2334](#)
[Attachment 7 - Assembly Bill 2011](#)
[Attachment 8 - Senate Bill 6](#)
[Attachment 9 - Assembly Bill 2295](#)
[Resolution](#)
[Exhibit A - Proposed Zoning Code Text Amendments](#)
[REVISED Exhibit A - Proposed Zoning Code Text Amendn](#)
[Presentation](#)
[REVISED Presentation as of 5.10.23](#)
[Late Correspondence as of 5.10.23](#)

10. 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.

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). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Planning Commission

- FINAL

MAY 11, 2023

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.