



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 SEPTEMBER 12, 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 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 August 22, 2024 - Draft Minutes

Attachments: [August 22, 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 - CHERRY RANCH DEVELOPMENT TENT MAP - EIR PREVIOUSLY CERTIFIED BY CC - EXTENSION REQUEST - 930 FRESNO AVE - EXT24-0006

BACKGROUND: One year time extension to record the Cherry Ranch Final Map, a 67-unit, small lot subdivision.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the first one-year time extension for the Cherry Ranch Tentative Map, a 67-unit, small lot subdivision, located at 930 Fresno Avenue, Assessor's Parcel Number 035-101-004, with associated road improvements.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Site Analysis Map](#)
[Attachment 4 - Approved Tentative Map](#)
[Attachment 5 - Adopted Addendum and MMRP Resolution](#)
[Attachment 6 - Minor Use Permit Resolution PC-2022-011](#)
[Attachment 7 - Approved Tentative Map Resolution PC-20](#)
[Attachment 8 - Approved Site Plan Cherry Ranch Modifica](#)
[Attachment 9 - Approved Site Plan Modifications Resolutio](#)
[Resolution](#)
[Presentation](#)

- *11.2** PUBLIC HEARING - DUTTON MEADOWS SUBDIVISION - SECOND TENTATIVE MAP TIME EXTENSION - EXEMPT PROJECT -

EXTENSION REQUEST - 2684 DUTTON MEADOW - EXT24-0008

BACKGROUND: A request for a second, one-year Time Extension to record the approved Dutton Meadows Tentative Subdivision Map for a 137-unit small-lot subdivision on a 18.4-acre site.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a second one-year time extension for the Dutton Meadows Tentative Map to subdivide an approximately 18.4-acre parcel into 137 residential small lots with associated road improvements.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Planning Commission Resolutions Nos 120](#)
[Attachment 5 - Approved Tentative Map](#)
[Attachment 6 - Planning Commission Resolution No 2024-](#)
[Attachment 7 - CEQA 15182 Specific plan Consistency De](#)
[Attachment 8 - Public Correspondence](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

***11.3** PUBLIC HEARING - CONDITIONAL USE PERMIT AND TENTATIVE MAP FOR ACACIA VILLAGE - AT 746 ACACIA LANE - FILE NO. PRJ24-006

BACKGROUND: Acacia Village is a proposal to develop approximately 2.5-acre property with 25 detached dwelling units, three of which will be designated for low-income owners. The Project entitlements include a Conditional Use Permit for a small lot subdivision and a Tentative Map to subdivide the property into 25 individual lots and common space. The project has also been granted a Density Bonus to allow a five-unit increase over the allowable density in accordance with State Law. The project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, approve a Conditional Use Permit and Tentative Map for Acacia Village, a 25-unit housing development, located at 746 Acacia Lane.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Noise Study](#)
[Attachment 6 - Air Quality & Community Risk Assessment](#)
[Attachment 7 - Traffic Study](#)
[Attachment 8 - Memorandum to Traffic Study](#)
[Attachment 9 - Biological Assessment](#)
[Attachment 10 - Memorandum to Biological Assessment](#)
[Attachment 11 - Arborist Report](#)
[Attachment 12 - Development Advisory Report](#)
[Attachment 13 - Geotechnical Investigation](#)
[Attachment 14 - Density Bonus Zoning Clearance](#)
[Attachment 15 - PC Resolution 11970](#)
[Attachment 16 - Public Comments](#)
[UPDATED Attachment 16 - Public Comments](#)
[Resolution 1](#)
[Resolution 2](#)
[Exhibit A](#)
[Presentation](#)
[Late Correspondence received as of September 12, 2024](#)
[Late Correspondence \(Uploaded 09-19-2024\)](#)

11.4 PUBLIC HEARING - RESILIENT CITY STANDARDS AND DEVELOPMENT MEASURES - CEQA EXEMPT PROJECT - PRJ23-010

BACKGROUND: City Code Text Amendment for Title 19 and Title 20 and Zoning Code Map Amendment to implement the Resilient City

Standards and Resilient City Development Measures.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council (1) adoption of a Zoning Code Text Amendment to add Chapter 20-35 Resilient City Measures, Remove Chapter 20-16 Resilient City Development Measures, implement multiple sections of Chapter 20-16 into applicable Zoning Code sections, update multiple sections of the Zoning Code, and remove Section 20-28.100 Resilient City (-RC) Combining District; (2) adoption of a Zoning Map Amendment to reclassify 8,383 parcels to remove the Resilient City (-RC) Combining District in order to expand and implement Santa Rosa resiliency initiatives; and (3) adoption of a City Code Text Amendment for Title 19, Subdivisions, to add the first and second Tubbs/Nuns Fire tentative map extensions.

Attachments: [Staff Report](#)
[Attachment 1 - Summary of Changes to City Code](#)
[Attachment 2 - Proposed City Code Text Amendments](#)
[Attachment 3 - Zoning Code Chapter 20-16 Resilient City I](#)
[Attachment 4 - Zoning Code Section 20-28.100 Resilient C](#)
[Attachment 5 - Modifications to Design Review Developer I](#)
[Attachment 6 - Public Survey Results](#)
[Attachment 7 - Public Comment](#)
[Attachment 8 - Resilient City \(-RC\) Combining District Parc](#)
[Resolution 1](#)
[Resolution 2](#)
[Resolution 3](#)
[Presentation](#)

11.5 PUBLIC HEARING - CITY OF SANTA ROSA - GENERAL PLAN TEXT AMENDMENT TO THE NOISE AND SAFETY ELEMENT - GPAM24-001

BACKGROUND: The proposal includes a General Plan Amendment to incorporate by reference the City's Local Hazard Mitigation Plan into General Plan 2035. This will allow the City to be eligible for additional disaster relief funding. This General Plan Amendment is exempt from

the provisions of the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a General Plan Amendment to update the General Plan 2035 Noise and Safety Element as identified in Attachment 1.

Attachments: [Staff Report](#)
[Attachment 1 - Changes to Noise and Safety Element Text](#)
[Attachment 2 - Existing Noise and Safety Element](#)
[Attachment 3 - MJHMP Volume 1](#)
[Attachment 4 - MJHMP Volume 2](#)
[Attachment 5 - CC - RES-2021-220](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

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.

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.

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.