



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 AUGUST 22, 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 8, 2024 - Draft Minutes

Attachments: [August 8, 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 - CONDITIONAL USE PERMIT AND TENTATIVE MAP FOR ACACIA VILLAGE - AT 746 ACACIA LANE - FILE NO. PRJ24-006

(THIS ITEM HAS BEEN CONTINUED TO THE SEPTEMBER 12, 2024 REGULAR MEETING.)

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.

- 11.2*** PUBLIC HEARING - APPEAL OF THE ZONING ADMINISTRATOR'S DECISION TO APPROVE A MINOR CONDITIONAL USE PERMIT FOR THE CLUB AT FLAMINGO - GLOBAL COURT AT 2777 4TH STREET, FILE NO. CUP23-066

BACKGROUND: Appeal of the Zoning Administrator (ZA) decision approving a Minor Conditional Use Permit to allow the continued operation of a Sport and Active Recreation Facility, expanding the use of tennis courts to multi-use sport courts. The project is exempt from the

California Environmental Quality Act (CEQA).

PRESENTED BY: Monet Sheikhali, Senior Planner

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, deny the Appeal and approve a Minor Conditional Use Permit for the Club at Flamingo - Global Court to allow the continued operation of a Sport and Active Recreation Facility, including multi-use sport courts for the property located at 2777 4th Street.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan Map](#)
[Attachment 4 - Project Narrative](#)
[Attachment 5 - JMC Lighting, LLC Letter](#)
[Attachment 6 - Zoning Administrator Resolution](#)
[Attachment 7 - Appeal Application](#)
[Attachment 8 - Health Club Permit History](#)
[Attachment 9 - Public Correspondence](#)
[Attachment 10 - Sound Survey Report](#)
[Attachment 11 - Chapter 17-16 Noise Ordinance Resolution](#)
[Presentation](#)
[ADDED - Public Correspondence received as of August 7, 2024](#)
[ADDED - Late Public Correspondence received as of August 14, 2024](#)
[ADDED - Memorandum Response](#)
[Late Correspondence received as of August 22, 2024](#)
[Additional Late Correspondence received as of August 22, 2024](#)

11.3* PUBLIC HEARING - FISTOR DR (4301 & 4500), Exempt Project - MAP MODIFICATION - 4301 & 4500 FISTOR DR - MOD24-001

BACKGROUND: Request to modify Final Map building setback line.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by

resolution, approve the modification of the Fistor Subdivision Final Map recorded September 15, 1975, to modify building setback lines consistent with the Scenic Road Combining District (-SR) for Brush Creek Road.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Scenic Road Combining District Zoning Code](#)
[Attachment 4 - DAC Report](#)
[Attachment 5 - Public Correspondence](#)
[Attachment 6 - Fistor Subdivision Final Map 1975](#)
[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 543-4645 (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.