



## **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 28, 2023**

**EFFECTIVE IMMEDIATELY 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/84330527584](https://srcity-org.zoom.us/j/84330527584), OR BY DIALING  
877-853-5257 AND ENTERING WEBINAR ID: 843 3052 7584;**

**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).**

#### **4:30 P.M. - REGULAR SESSION**

**1. CALL TO ORDER AND ROLL CALL**

**2. APPROVAL OF MINUTES**

None.

**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)**

None.

#### **5. DEPARTMENT REPORTS**

#### **6. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

#### **7. CONSENT ITEMS**

None.

#### **8. REPORT ITEMS**

##### **8.1 REPORT - REQUEST TO PHASE ROSELAND VILLAGE SUBDIVISION (TIERRA DE ROSAS) TENTATIVE MAP - 665 & 883 SEBASTOPOL ROAD**

BACKGROUND: The project includes a request to phase the previously approved Roseland Village Subdivision also known as Tierra de Rosas Tentative Map which subdivides a 7.41-acre site into five lots to accommodate 175 multi-family units, including 75 affordable units, a civic building, marketplace, and a 1-acre public plaza. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Amy Nicholson, Supervising Planner

**Attachments:** [Staff Report](#)  
[ADDED Attachment 1 - Disclosure Form as of 9.27.23](#)  
[Attachment 2 - Subdivision Phasing Request](#)  
[Attachment 3 - Phasing Exhibit](#)  
[Attachment 4 - Engineering Development Services Exhibit Resolution](#)  
[Exhibit A](#)  
[Presentation](#)  
[REVISED Presentation as of 9.28.23 at 1:20 P.M.](#)  
[Late Correspondence as of 9.27.23](#)  
[Late Correspondence as of 9.28.23 at 1:20 P.M.](#)

## 9. PUBLIC HEARINGS

None.

## 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.

*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.*