



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 NOVEMBER 14, 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/82970108050](https://srcity-org.zoom.us/j/82970108050), OR BY DIALING
877-853-5257 AND ENTERING WEBINAR ID: 829 7010 8050;**

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 October 10, 2024 - Draft Minutes

Attachments: [October 10, 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 - ELM TREE STATION EIR PREVIOUSLY CERTIFIED BY PC - PLANNING PROJECT - 874 N WRIGHT RD - PRJ21-033 (THIS ITEM WAS CONTINUED FROM OCTOBER 24 TO NOVEMBER 14 AND IS BEING CONTINUED TO A DATE UNCERTAIN.)**

BACKGROUND: The Elm Tree Station project includes a Conditional Use Permit and Design Review for two general retail spaces (3,448 SF and 432 SF), gas station with extended hours of operation (24/7), apartment unit (806 SF), and outdoor amenity space.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, (1) adopt an addendum to the Elm Tree Station Mitigated Negative Declaration and (2) approve a Conditional Use Permit to allow the development of a gas station with extended hours of operation, two general retail land uses across two buildings, one apartment unit and a small park for the property located at 874 N. Wright Road.

- 11.2 PUBLIC HEARING - SANTA ROSA GENERAL PLAN 2050 DRAFT ENVIRONMENTAL IMPACT REPORT**

BACKGROUND: The Draft Environmental Impact Report (EIR) evaluates the potential impacts of the proposed General Plan 2050, the "Proposed Plan." An EIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of a proposed plan. The EIR also considers the availability of mitigation measures to minimize significant impacts and evaluates reasonable alternatives to the Proposed Plan.

The General Plan 2050 Draft EIR is available for review to the public and interested agencies for a period of 45 days, which closes on

November 20, 2024. The purpose of the review and this public hearing is to obtain comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated”.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission hold a public hearing on the General Plan 2050 Draft Environmental Impact Report (EIR) and provide comments on the Draft EIR.

Attachments: [Staff Report](#)
[Attachment 1 - Draft General Plan](#)
[Attachment 2 - Draft EIR](#)
[Attachment 3 - Public Correspondence](#)
[Presentation](#)
[Late Correspondence \(Uploaded 11-14-2024\)](#)

11.3* PUBLIC HEARING - LANCE DRIVE HOUSING DEVELOPMENT

BACKGROUND: The Lance Drive Housing Development Project proposes construction of a 672-unit apartment complex, 98 single-family homes (Small Lot Subdivision), and 4,800 square feet of community-serving retail and outdoor plaza on approximately 34.93 acres (“Project”). The Project includes a mix of one-, two-, and three-bedroom units. Clubhouses and other resident amenities would be dispersed throughout the Project. 1,414 parking spaces would serve the residential and retail uses, with each single-family home providing a direct access garage. The parking ratio would be 1.79 spaces per unit for the apartments, 1.5 spaces per unit for the small lot subdivision, and 1.85 spaces per unit overall. The Project is planned to be developed in three phases, from east to west. The Project will provide interconnected pedestrian paseos, courtyards, and vehicular circulation routes, and each project phase incorporates communal, landscaped amenity areas.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions: (1) approve a Minor Conditional Use Permit for a Small Lot Subdivision, and (2) adopt a Tentative Map for the Lance Drive

Housing Development, a 98-lot small lot subdivision (8.5 acres total), two lots for multifamily residential development (14.09 acres and 10.8 acres) and one lot for general retail (0.91 acres).

Attachments:

[Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Traffic Impact Analysis](#)

[Attachment 4 - Conceptual Multifamily Rendering Sheets](#)

[Attachment 5 - Environmental Checklist with Appendices](#)

[Attachment 6 - Full Project Plans](#)

[Attachment 7 - Response to Concept DRB comments](#)

[Attachment 8 - Tentative Map](#)

[Attachment 9 - Stormwater LID Worksheet](#)

[Attachment 10 - Phase 2 Site Plan Sheets](#)

[Attachment 11 - Phase 2 Narrative](#)

[Attachment 12 - REVISED North Santa Rosa Station Area](#)

[Attachment 13 - Public Correspondence](#)

[Resolution 1 REVISED \(Uploaded 11-14-2024\)](#)

[Resolution 1 REVISED \(Uploaded 11-14-2024 2:17 P.M.\)](#)

[Resolution 2 REVISED \(Uploaded 11-14-2024\)](#)

[Resolution 2 REVISED \(Uploaded 11-14-2024 2:17 P.M.\)](#)

[Presentation](#)

[Late Correspondence \(Uploaded 11-14-2024\)](#)

[Applicant Presentation \(Uploaded 11-14-2024\)](#)

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.

Planning Commission

- FINAL-REVISED

NOVEMBER 14, 2024

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 707-543-4646 (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.