



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JULY 13, 2017

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 June 22, 2017, Regular Meeting.

Attachments: [2017-6-22 Draft Minutes](#)

3.2 June 15, 2017, Joint Design Review Meeting.

Attachments: [2017-06-15 Draft Minutes](#)

4. PUBLIC COMMENTS

Except for public hearing agenda items, the public may comment on all other agenda items and on items not on the agenda within the jurisdiction of the Planning Commission during this period. The public may comment on public hearing agenda items when the hearing is opened. Each speaker is allowed three minutes.

5. ADMINISTRATION OF OATH OF OFFICE OF NEW COMMISSIONER JULIAN PETERSON

6. PLANNING COMMISSIONERS' REPORT

7. DEPARTMENT REPORTS

8. STATEMENTS OF ABSTENTION BY COMMISSIONERS

9. PUBLIC HEARINGS

***9.1** PUBLIC HEARING - FARMER LANE SENIOR HOUSING - REZONING, DENSITY BONUS AND TENTATIVE MAP - 201 FARMERS LANE (APN 014-071-093) - FILE NO PRJ16-018.

BACKGROUND: The project proposes to construct two multi-family residential structures with a total of 26 residential units, five of which will be designated for moderate-income owners. The project also proposes to reclassify the site for senior housing.

Susie Murray, City Planner.

Attachments: [Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Project Plans \(& Neighborhood Context Map\)](#)

[Attachment 4 - CC Resolution Nos. 27251 & 27252 & Ordinance](#)

[Attachment 5 - Project Narrative and Response to Issues](#)

[Attachment 6 - Environmental Evaluation](#)

[Attachment 7 - Affordable Units Exhibit](#)

[Attachment 8 - Trip Generation Analysis](#)

[Attachment 9 - Environmental Noise Assessment](#)

[Attachment 10 - Tree Inventory Report](#)

[Attachment 11 - City of SR Tree Ordinance, City Code Chapter](#)

[Attachment 12 - Biotic Survey and Biological Update](#)

[Attachment 13 - Shadow Analysis.](#)

[Attachment 14 - Public Correspondence](#)

[Attachment 15 - Planning Commission Q & A](#)

[Resolution 1 - Rezoning](#)

[Resolution 2 - Density Bonus](#)

[Resolution 3 - Tentative Map and DAC](#)

[Staff Presentation](#)

[Applicant Presentation](#)

[Late Correspondence](#)

10. ADJOURNMENT

*Ex parte communication disclosure required.

Planning Commission

JULY 13, 2017

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Meeting information can also be accessed via the internet at <http://srcity.org>

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.