



# City of Santa Rosa

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

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT AUGUST 8, 2019

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

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF MINUTES

3.1 July 25, 2019 - Draft Minutes

**Attachments:** [July 25, 2019 - 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. PLANNING COMMISSIONERS' REPORT

### 6. DEPARTMENT REPORTS

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

### 8. STUDY SESSION

Study Session items are items for in-depth discussion and possible direction to staff. No action will be taken.

8.1 HOUSING ALLOCATION PLAN ORDINANCE UPDATE AND NEW  
COMMERCIAL LINKAGE FEE

BACKGROUND: Receive and comment on the policy implications of updating the Housing Allocation Plan Ordinance and consideration of a new Commercial Linkage Fee to increase affordable housing production.

**Attachments:** [Staff Report](#)  
[Attachment 1 - HAP Ordinance Update White Paper](#)  
[Attachment 2 - Residential Impact Fee Study](#)  
[Attachment 3 - Commercial Fee Study](#)

## 9. CONSENT ITEMS

## 10. PUBLIC HEARINGS

- 10.1\*** RECESS SELF-STORAGE (A MIXED-USE DEVELOPMENT) -  
PREZONING, HILLSIDE DEVELOPMENT PERMIT, TENTATIVE  
PARCEL MAP AND MINOR CONDITIONAL USE PERMIT - 4200 &  
4224 SONOMA HWY - PRJ18-050

BACKGROUND: The Planning Commission will consider a Mitigated Negative Declaration, a proposal to Prezone for Annexation a two-parcel County island, located at 4200 & 4224 Sonoma Highway, into the City of Santa Rosa; and to subdivide the property at 4224 Sonoma Highway into three separate parcels, then develop the a 2.68-acre area with two multi-family housing structures and a 124,000-square foot, four-story self-storage facility. The project boundary includes 4200 and 4224 Sonoma Highway, Assessor's Parcel Nos. 032-010-005 & 032-010-023; File No. PRJ18-050.

Presented by Susie Murray, Senior Planner.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - IS-MND](#)  
[Attachment 5 - Tentative Parcel Map](#)  
[Attachment 6 - Renderings](#)  
[Attachment 7 - Elevations](#)  
[Attachment 8 - Landscape Plans](#)  
[Attachment 9 - Arborist Report](#)  
[Attachment 10 - Biological Assessment](#)  
[Late Correspondence as of 8.6](#)  
[Late Correspondence as of 8.8.2019](#)  
[Resolution 1 - MND.docx](#)  
[Exhibit A: MND](#)  
[Resolution 2 - Prezoning](#)  
[Resolution 3 - TM.docx](#)  
[Resolution 4 - HDP.docx](#)  
[Exhibit A: DAC Report](#)  
[Exhibit B: MMRP](#)  
[Resolution 5 - CUP.docx](#)  
[Staff Presentation](#)

## 11. ADJOURNMENT

\*Ex parte communication disclosure required.

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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.*