



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT MARCH 8, 2018

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**

February 22, 2018, Regular Minutes.

Attachments: [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. CONSENT ITEMS**

8.1 SOMERSET PLACE - TIME EXTENSION - 2786 DUTTON MEADOW - PRJ17-007 & PRJ18-006

A request for two one-year time extensions that will extend the expiration date for the previously approved Somerset Place Tentative Map until June 17, 2019.

Susie Murray, City Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - General Plan & Zoning](#)
[Attachment 5 - Council Resolutions](#)
[Attachment 6 - Approved Tentative Map](#)
[Attachment 7 - Approved Plans](#)
[Attachment 8 - MND](#)
[Attachment 9 - ZA Resolution MNP15-006](#)
[Attachment 10 - Commission Resolution 11806](#)
[Attachment 11 - EDS Revised Exhibit A](#)
[Resolution 1 - Time Extension \(2018\) and DAC](#)
[Resolution 2 - Time Extension \(2019\)](#)
[Presentation](#)
[Late Correspondence \(3.6.18\)](#)

9. PUBLIC HEARINGS

9.1 YOLANDA REZONING - REZONING MAP AMENDMENT - 376 YOLANDA AVE - REZ17-011

Rezone 376, 380, 386 & 414 Yolanda Avenue from CG (General Commercial) to IL (Light Industrial) for General Plan consistency.

Susie Murray, City Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan & Zoning Exhibit](#)
[Attachment 4 - Zoning Code Chapter 20-24](#)
[Attachment 5 - Letter to 414 Yolanda Avenue Property Owner](#)
[Resolution](#)
[Presentation](#)

9.2* 1480 GUERNEVILLE ROAD ALCOHOL SALES - CONDITIONAL USE

PERMIT - 1480 GUERNEVILLE RD - CUP17-132

This project includes a Conditional Use Permit to allow alcohol sales for off-site consumption at an existing restaurant and specialty/convenience food store. Alcohol sale for on-site consumption is currently permitted. No expansion of the building footprint, staffing levels, or hours of operation is proposed.

Patrick Streeter, Senior Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan Zoning Map](#)
[Attachment 4 - Project Description](#)
[Attachment 5 - Plan Set 12-12-2017](#)
[Attachment 6 - Operational and Security Plan](#)
[Attachment 7 - ZA RESOLUTION CUP16-059](#)
[Attachment 8 - 2016-10-30 Opposition letter](#)
[Presentation.pdf](#)
[Resolution](#)
[Late Correspondence as of 3.8.18 8.30am.pdf](#)

10. ADJOURNMENT

*Ex parte communication disclosure required.

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 one week prior to the meeting. TDD 543-3063

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.