



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL FEBRUARY 14, 2019

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 November 29, 2018 - Draft Minutes

Attachments: [November 29, 2018 - Draft Minutes](#)

3.2 December 13, 2018 - Draft Minutes

Attachments: [December 13, 2018 - Draft Minutes](#)

3.3 January 10, 2019 - Draft Minutes

Attachments: [January 10, 2019 - Draft Minutes](#)

3.4 January 24, 2019 - Draft Minutes

Attachments: [January 24, 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

5.1 Election of Vice Chair

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. STUDY SESSION

9. CONSENT ITEMS

10. PUBLIC HEARINGS

- 10.1*** ROSELAND VILLAGE SUBDIVISION AND DENSITY - TENTATIVE SUBDIVISION MAP - 665 & 883 SEBASTOPOL ROAD - PRJ17-075; MAJ17-006, DB19-001

BACKGROUND: The project proposes a tentative subdivision map to subdivide an existing 7.41-acre site into five lots and a 35% density bonus to allow subsequent development of the Roseland Village project including 100 market-rate housing, 75 affordable housing, a civic building, a market place, and a public plaza, subject to Design Review and Minor Use Permit.

Andy Gustavson, Senior Planner

UPDATE: CONTINUED TO A DATE CERTAIN: FEBRUARY 28, 2019

Attachments: [Staff Report Continuance](#)

- 10.2*** LANTANA PLACE HOMES - PLANNING PROJECT - 2979 DUTTON MEADOW - PRJ18-030

BACKGROUND: This is a proposal to develop a 48-unit residential neighborhood on undisturbed land, which includes improvements along Dutton Meadow and interior neighborhood streets. The project involves a Tentative Map to subdivide the 3.79-acre parcel into 48 individual lots; Minor Conditional Use Permit and Minor Design Review Permit Reviewed by the Zoning Administrator under the City of Santa Rosa's Resilient City Development Measures.

Adam Ross, City Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - DRAFT Lantana 15183 Analysis](#)
[Attachment 3a - Appendix A-Special Status Plant Survey F](#)
[Attachment 3b - Appendix B-Biological Resources Assessr](#)
[Attachment 3c - Appendix C-Cultural Resources Study](#)
[Attachment 3d - Appendix D-Geotechnical Reports](#)
[Attachment 3e - Appendix E-Phase 1 Environmental Site A](#)
[Attachment 3f - Appendix F-Focused Traffic Study](#)
[Attachment 4 - Tentative Map](#)
[Attachment 5 - Project Plans for Reference](#)
[Attachment 6 - DAC Report](#)
[Late Correspondence as of 2.11.19.pdf](#)
[Late Correspondence as of 2.13.19](#)
[Late Correspondence as of 2.14.19 10:40 am](#)
[Resolution](#)
[Staff Presentation](#)

10.3 SOUTHEAST GREENWAY - REVISED DRAFT ENVIRONMENTAL
IMPACT REPORT - ST14-003

BACKGROUND: The proposed Southeast Greenway project would establish General Plan land uses and associated zoning districts within a 57-acre area that spans a 1.9-mile linear path from Farmers Lane/Highway 12 to Spring Lake Regional Park. Implementation and adoption of the project would result in new development potential of up to 47.2 acres of parks and recreational uses/open space, 244 multi-family housing units, and 12,000 square-feet of commercial space. No physical changes to the site are proposed at this time.

Jessica Jones, Supervising Planner

Attachments: [Staff Report](#)
[Attachment 1 – Location Map](#)
[Attachment 2 - Southeast Greenway Illustrative Map](#)
[Late Correspondence](#)
[Staff Presentation](#)

10.4 BICYCLE AND PEDESTRIAN MASTER PLAN UPDATE 2018

BACKGROUND: The updated bicycle and pedestrian projects, programs and policies are included in the Bicycle and Pedestrian Master Plan Update 2018 (Plan Update 2018). The proposal includes the Plan Update 2018 and text amendments to the General Plan consistent with the Bicycle and Pedestrian Master Plan

Nancy Adams, Transportation Planner

Attachments: [Staff Report](#)
[Attachment 1 - Recommended bikeways](#)
[Attachment 2 - Existing and proposed bikeway mileage](#)
[Attachment 3 - Recommended pedestrian](#)
[Attachment 4 - Proposed crossing locations](#)
[Attachment 5 - First phase](#)
[Attachment 6 - First phase table](#)
[Attachment 7 - GPA Figure 5-2](#)
[Attachment 8 - GPA text redline](#)
[Late Correspondence as of 2.11.19](#)
[Late Correspondence as of 2.12.19](#)
[Late Correspondence as of 2.13.19](#)
[Resolution](#)
[Exhibit A - GPA text redline](#)
[Staff Presentation](#)

11. ADJOURNMENT

*Ex parte communication disclosure required.

Planning Commission

- FINAL

FEBRUARY 14, 2019

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.