



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MAY 23, 2019

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

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

- 8.1** SOUTHEAST GREENWAY ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, REZONING, AND ZONING CODE TEXT AMENDMENT - ST14-003, GPAM19-002, REZ19-007

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 - Mutual Letter of Intent](#)
[Attachment 3 - Council Resolution No. 28666 - Memorandum](#)
[Attachment 4 - Council Resolution No. 28696 - Initiation of](#)
[Attachment 5 - Southeast Greenway Illustrative Map](#)
[Attachment 6 - Minutes of 11-1-16 and 3-28-17 joint PC CC](#)
[Attachment 7 - Proposed General Plan Text Amendment \(i\)](#)
[Attachment 8 - Proposed General Plan Land Use Diagram](#)
[Attachment 9 - Proposed Zoning Code Text Amendment \(ii\)](#)
[Attachment 10 - Proposed Zoning District Map](#)
[Resolution 1 - EIR](#)
[Resolution 2 - Findings of Fact, MMRP and Statement of C](#)
[Resolution 3 - General Plan Amendment](#)
[Resolution 4 - Rezoning](#)
[Resolution 5 - Zoning Code Text Amendment](#)
[Staff Presentation](#)
[Late Correspondence as of 5-22-19](#)

9. CONSENT ITEMS

10. PUBLIC HEARINGS

10.1 CAPITAL IMPROVEMENT PROGRAM GENERAL PLAN CONSISTENCY - STUDY FILE - 0 CITYWIDE - ST19-002

BACKGROUND: Government Code Section 65401 requires that the Planning Commission review public projects associated with the City's Capital Improvement Program (CIP) each year for consistency with the General Plan. There are 14 projects to be evaluated as part of the 2019-2020 CIP.

Amy Nicholson, City Planner

Attachments: [Staff Report](#)
[Attachment 1 - FY 19-20 New CIP Projects](#)
[Resolution](#)
[Staff Presentation](#)

11. 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.