



# City of Santa Rosa

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

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JUNE 27, 2019

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

### 1. CALL TO ORDER

### 2. ROLL CALL

### 3. APPROVAL OF MINUTES

3.1 June 13, 2019 - Draft Minutes

**Attachments:** [June 13, 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

### 9. CONSENT ITEMS

### 10. PUBLIC HEARINGS

**10.1\*** PUBLIC HEARING - BAGGETT COTTAGES - TENTATIVE MAP  
MAJOR - 1084 DUTTON AVE - FILE NO. MAJ18-007  
BACKGROUND: Subdivide an existing 1.06 acre-parcel into 6 lots. Two existing single-family houses to be relocated onto their own parcels. Construct four new single-family attached duet units, two car garages for the existing homes to remain and add one Accessory Dwelling Unit over the new garages.

Project Planner: Adam Ross

**Attachments:**    [Staff Report](#)  
                          [Attachment 1 - Disclosure Form](#)  
                          [Attachment 2 - Location Map](#)  
                          [Attachment 3 - Tentative Map Packet](#)  
                          [Attachment 4 - Existing Elevations](#)  
                          [Attachment 5 - Biological Resource Analysis dated April 12](#)  
                          [Attachment 6 - Preliminary Landscape Plan](#)  
                          [Attachment 7 - Project Elevations - For Reference Only](#)  
                          [Attachment 8 - Tree Plan](#)  
                          [Resolution](#)  
                          [Exhibit A](#)  
                          [Staff Presentation](#)

**10.2\***      ACACIA VILLAGE - CONDITIONAL USE PERMIT & TENTATIVE MAP-  
746 ACACIA LN - FILE NO. PRJ18-036

BACKGROUND: Acacia Village is a proposal to develop an approximately 2.5-acre property with 25 detached dwelling units, three of which will be designated for low-income owners. The Project entitlements include a Conditional Use Permit for a small lot subdivision and a Tentative Map to subdivide the property into 25 individual lots and common space. The project has also been granted a Density Bonus to allow a five-unit increase over the allowable density in accordance with State Law.

Project Planner: Susie Murray

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Project Plans](#)  
[Attachment 5 - Noise Study](#)  
[Attachment 6 - Air Quality & Community Risk Assessment](#)  
[Attachment 7 - Traffic Study](#)  
[Attachment 8 - Biological Assessment](#)  
[Attachment 9 - Arborist Report](#)  
[Attachment 10 - Geotechnical Investigation](#)  
[Attachment 11 - Density Bonus Zoning Clearance](#)  
[Attachment 12 - Development Advisory Report](#)  
[Attachment 13a - Public Correspondence](#)  
[Attachment 13b - Public Correspondence](#)  
[Attachment 13c - Public Correspondence](#)  
[Attachment 13d - Public Correspondence](#)  
[Resolution 1 - Conditional Use Permit](#)  
[Resolution 2 - Tentative Map](#)  
[Exhibit A to Resolution 2](#)  
[Presentation](#)  
[Late Correspondence as of 6.26](#)  
[Late Correspondence as of 6.26 continued.](#)

## 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.*