



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT NOVEMBER 14, 2019

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 October 24, 2019 - Draft Minutes

Attachments: [October 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

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. STUDY SESSION

9. CONSENT ITEMS

10. PUBLIC HEARINGS

10.1 ONE-TIME, AUTOMATIC, 12 MONTH TENTATIVE MAP EXTENSION, -
REZONING ZONING TEXT AMENDMENT - CITYWIDE - REZ19-012

BACKGROUND: The Planning and Economic Development Department recommends that the Planning Commission, by resolution, recommend

to the City Council adoption of an ordinance amending Zoning Code Chapter 20-16, Resilient City Development Measures, to add a one-time, automatic, 12-month extension for all tentative maps and associated entitlements valid on October 9, 2018 that were extended by City Council Ordinance No. ORD-2019-001 to address housing needs and economic development within the City following the Tubbs and Nuns fires of October 2017.

Presented by Adam Ross, City Planner.

Attachments: [Staff Report](#)
 [Attachment 1 - TM 2nd 12 -Month Automatic Extension](#)
 [Attachment 2 - TM 2nd 12-Month Automatic Extensions Ex](#)
 [Resolution](#)
 [Staff Presentation](#)

10.2 PUBLIC HEARING - RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF A ZONING CODE TEXT AMENDMENT TO AMEND CITY CODE SECTIONS 20-20.020, 20-22.030, 20-23.030, 20-24.030, 20-26.030, 20-36.040, 20-42.050, 20-64.020, 20-70.020 - FILE NUMBER REZ19-011

BACKGROUND: The purpose of the State Legislation Zoning Code text amendment is to ensure the City Code remains in compliance with any State laws which preempt local regulations. In 2018 and 2019, the State of California adopted three legislative bills, Assembly Bill 2162, Assembly Bill 3194, and Senate Bill 234, that impact how local governments process housing developments and regulate large family daycare homes. The text amendment includes modifications related to Large Family Home Day Cares, Supportive Housing, and eliminates the requirement for rezoning for General Plan consistency for housing projects.

Presented by Amy Nicholson, Senior Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Assembly Bill 2162](#)
[Attachment 2 - Assembly Bill 3194](#)
[Attachment 3 - Senate Bill 234](#)
[Resolution](#)
[Exhibit A](#)
[Staff Presentation.pdf](#)

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 (TTY Relay at 711) one week prior to the meeting. 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.