



City of Santa Rosa

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

**PLANNING COMMISSION
SPECIAL MEETING NOTICE AND AGENDA
NOVEMBER 2, 2020
SPECIAL MEETING**

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE PLANNING COMMISSION WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: WWW.ZOOM.US/JOIN - MEETING ID 988 0836 6416 OR BY TOLL FREE TELEPHONE: 888-475-4499 AND ENTER MEETING ID: 988 0836 6416; PUBLIC ACCESSING THE MEETING THROUGH THE ZOOM LINK WILL BE ABLE TO PROVIDE PUBLIC COMMENT ON AGENDA ITEMS AT THE TIME AN AGENDA ITEM IS DISCUSSED. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION AND SUBMITTING EMAIL CORRESPONDENCE IS AVAILABLE AT [HTTPS://SRCITY.ORG/PLANNINGCOMMISSION](https://SRCITY.ORG/PLANNINGCOMMISSION)

THE MEETING WILL BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://SANTA-ROSA.LEGISTAR.COM/CALENDAR). CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28 AND AT 4:00 P.M. - SPECIAL SESSION (COUNCIL CHAMBER)

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

3.1 October 22, 2020 - Draft Minutes

Attachments: [October 22, 2020 - Draft Minutes.pdf](#)

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 PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN IMPLEMENTATION PACKAGE - FILE NOS. ST18-002 & REZ20-008 (CONTINUED FROM OCTOBER 22, 2020)

BACKGROUND: The Santa Rosa Zoning Code implements the goals and policies of the General Plan by classifying and regulating land use and the development of structures within the City. The proposed Zoning Code amendments seek to: (1) create new zoning districts and associated development standards within the DSASP area (2) generate new DSASP combining districts to implement the transition zone standards, (3) implement the design standards of the DSASP, (4) update the Historic Combining District with additional preservation district character defining elements, (5) modify the Landmark Alteration and Design Review process to clarify and streamline the development process in the City, and (6) make necessary additions or clarifications to specific land use regulations.

The amendments to the General Plan and Downtown Station Area Specific Plan are required following Council's amendment to the

Resolution adopting the Downtown Station Area Specific Plan on October 13, 2020. This amendment removed the Floor Area Ratio for 12 contributing properties within the St. Rose Preservation District.

Presenting Planner: Amy Nicholson

Attachments: [Staff Report](#)
[Attachment 1 -Zoning Code Text Amendments Redline](#)
[Resolution 1 - GPA and DSASP Amendments](#)
[Resolution 2 - Rezoning Text Amendments](#)
[Exhibit A - Rezoning Text Amendments](#)
[Resolution 3 - Zoning Map Amendments](#)
[Staff Presentation](#)

11. ADJOURNMENT

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.