



City of Santa Rosa

City Hall, Council Chamber,
100 Santa Rosa Avenue

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JUNE 10, 2021

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 [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://WWW.YOUTUBE.COM/CITYOFSANTAROSA)

4:00 P.M. - REGULAR SESSION (VIRTUAL MEETING)

- 1. CALL TO ORDER AND ROLL CALL**
- 2. STUDY SESSION**

None.

3. APPROVAL OF MINUTES

3.1 April 8, 2021 - Draft Minutes.

Attachments: [April 8, 2021 - Draft Minutes](#)

3.2 May 13, 2021 - Draft Minutes.

Attachments: [May 13, 2021 - Draft Minutes](#)

3.3 May 27, 2021 - Draft Minutes

Attachments: [May 27, 2021 - 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. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS

5.3 COMMISSIONER REPORTS

5.4 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

- 9.1*** PUBLIC HEARING - SUMMERFIELD HILLS NO. 8 FINAL MAP MODIFICATION, Exempt Project - MAP MODIFICATION - 5494 NEWANGA AVE - MOD21-001

BACKGROUND: Proposal to modify the front setback for Lots 13 and 14 of the Summerfield Hills Subdivision No. 8 Final Map, recorded on September 1, 1981, by reducing it from 40-feet to 20-feet.

PROJECT PLANNER: Conor McKay

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Site Plan](#)
[Attachment 4 - Public Correspondence and Staff response](#)
[Resolution 1 - Modification of Final Map](#)
[Exhibit A - Certificate of Modification](#)
[Staff Presentation](#)

- 9.2** PUBLIC HEARING - REVIEW OF 16 NEW PROJECTS INCLUDED IN THE FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE CITY OF SANTA ROSA 2035 GENERAL PLAN.

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 16 new projects to be evaluated as part of the 2021-2022 CIP.

PROJECT PLANNER: Shari Meads

Attachments: [Staff Report](#)
[Attachment 1 - Project Form 1s FY21.22](#)
[Resolution](#)
[Staff Presentation](#)

9.3* PUBLIC HEARING - HEARN VETERANS VILLAGE Mitigated Negative Declaration - TENTATIVE MAP MINOR - 2149 W HEARN AVE - MIN21-001

BACKGROUND: Proposed Tentative Parcel Map to subdivide a 2.01-acre parcel into four (4) lots ranging in size from ± 20,000 to 25,000 square feet. Future development of each parcel would include a residential detached dwelling unit with an accessory dwelling unit, outdoor amenities, and associated on- and off-site improvements, for permanent Supportive Housing.

PROJECT PLANNER: Monet Sheikhali

Attachments:

[Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Tentative Map](#)

[Attachment 4 - MND](#)

[Attachment 5.1 - Public Comments](#)

[Attachment 5.2 - Public Comments](#)

[Attachment 5.3 - Public Comments As of 6/7/2021](#)

[Resolution 1 - MND](#)

[Resolution 2 - Tentative Map](#)

[Exhibit A - DAC Unsigned](#)

[Exhibit A - Signed - As of 6/7/2021](#)

[Exhibit B - MMRP](#)

[Staff Presentation](#)

[Late Correspondence as of June 8 at 5 p.m.](#)

[Late Correspondence as of June 9 at 5 p.m.](#)

[Continuance Request Memo](#)

10. ADJOURNMENT

*Ex parte communication disclosure required.

Planning Commission

JUNE 10, 2021

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.