



## City of Santa Rosa

Virtual Meeting - See Agenda  
for Participation Information

### PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 9, 2021

PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE  
RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF  
SONOMA, PLANNING COMMISSION MEMBERS WILL BE PARTICIPATING  
IN THIS MEETING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING  
VIRTUALLY BY VISITING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR BY PHONE DIALING  
888-475-4499 AND WITH MEETING ID: 988 0836 6416;

ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION  
IS AVAILABLE AT [HTTPS://SRCITY.ORG/PLANNINGCOMMISSION](https://srcity.org/planningcommission)

THE MEETING WILL ALSO 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)

4:30 P.M. - REGULAR SESSION (VIRTUAL MEETING)

#### 1. CALL TO ORDER AND ROLL CALL

#### 2. STUDY SESSION

None.

#### 3. APPROVAL OF MINUTES

3.1 October 14, 2021 - Draft Minutes.

**Attachments:** [October 14, 2021 - Draft Minutes](#)

3.2 November 19, 2021 - Draft Minutes.

**Attachments:** [November 19, 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)**

None.

#### **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 - HEARN VETERANS VILLAGE - TENTATIVE MAP MINOR - 2149 W HEARN AVE - MIN21-001**

BACKGROUND: (1) an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report, and (2) a Tentative Parcel Map to allow subdivision of 2.01-acre parcel into four lots ranging from approximately 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, dated received May 5, 2021](#)  
[Attachment 4 - Addendum to Roseland Area Sebastopol R](#)  
[Attachment 5 - Late Correspondence](#)  
[Attachment 6.1 - Draft EIR](#)  
[Attachment 6.2 - Final EIR](#)  
[Resolution 1 - Addendum to previously certified EIR](#)  
[Exhibit A - Hearn Veterans Village EIR Addendum](#)  
[Resolution 2 - Tentative Map](#)  
[Exhibit A - DAC Report](#)  
[Exhibit B - Environmental Conditions of Approval](#)  
[Staff Presentation](#)  
[Late Correspondence as 12.9.21 as of 1 p.m.](#)

**9.2\*** PUBLIC HEARING - DUTTON MEADOWS SUBDIVISION EIR - CEQA  
STATUTORY EXEMPTION - PLANNING PROJECT - 2650, 2666,  
2684 DUTTON MEADOW AND 1112 & 1200 HEARN AVENUE -  
PRJ18-039

BACKGROUND: Revised Project: The revised Dutton Meadow Subdivision Project includes a subdivision and development of an approximately 19-acre site with 137 market rate, single-family detached, two-story homes for the purposes of a small-lot subdivision. A parking reduction of 12% is requested as part of the Proposal. Public Improvements include buildout of a portion of the regional serving Northpoint Parkway Extension, new signalized intersection, and new right-of-way throughout the Project site. The Project includes a California Environmental Quality Act (CEQA) Statutory Exemption under CEQA Guidelines Section 15182 and 15183.

PROJECT PLANNER: Adam Ross

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Disclosure Form.pdf](#)  
[Attachment 2 - Location Map.pdf](#)  
[Attachment 3 - Site Analysis Neighborhood Context Map.p](#)  
[Attachment 4 - Revised Project Description.pdf](#)  
[Attachment 5 - Tentative Map.pdf](#)  
[Attachment 6 - Development and Striping Plan.pdf](#)  
[Attachment 7 - Architectural Plan \(For Reference\).pdf](#)  
[Attachment 8 - Landscape Plan.pdf](#)  
[Attachment 9 - Density Exhibit.pdf](#)  
[Attachment 10 - Parking Exhibit.pdf](#)  
[Attachment 11 - Parking Study.pdf](#)  
[Attachment 12 - Roseland Area Specific Plan Roadway Ne](#)  
[Attachment 13 - Public Correspondence as of 12.2.21.pdf](#)  
[Attachment 14 - Dutton Meadow Subdivision Project VMT |](#)  
[Attachment 15 - CEQA 15182 Specific plan Consistency D](#)  
[Resolution 1 - CUP](#)  
[Exhibit A: DAC Report](#)  
[Resolution 2 - TM Resolution](#)  
[Exhibit A: DAC Report](#)  
[Staff Presentation](#)  
[Applicant Presentation as of 12.8.21](#)  
[Late Correspondence as of 12.8.21](#)  
[Late Correspondence as of 12.9.21 as of 1 p.m.](#)

## 10. 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.*