



# City of Santa Rosa

Virtual Meeting - See Agenda  
for Participation Information

## PLANNING COMMISSION SPECIAL MEETING NOTICE AND AGENDA

NOVEMBER 18, 2021

### SPECIAL MEETING

**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](http://WWW.ZOOM.US/JOIN)**

**WITH MEETING ID 856 0658 6642**

**•BY PHONE DIALING 888-475-4499**

**MEETING ID: 856 0658 6642**

**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. - SPECIAL SESSION (VIRTUAL MEETING)**

**1. CALL TO ORDER AND ROLL CALL**

**2. STUDY SESSION**

None.

**3. APPROVAL OF MINUTES**

None.

**4. PUBLIC COMMENTS**

None. Special Meetings do not require public comment on items not on the agenda. The public may comment on public hearing agenda items when the hearing is opened.

**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 FALL 2021 GENERAL PLAN AMENDMENT PACKAGE**

- 9.1 (a) \*** PUBLIC HEARING - 38 DEGREES NORTH PHASE 3 APARTMENT HOMES - ADDENDUM TO PRERVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION - PLANNING PROJECT - 2660 PETALUMA HILL RD - PRJ21-011

BACKGROUND: The 38 Degrees North Phase 3 Project (Project) proposes a General Plan Diagram and Text Amendment and Rezoning of the entire 15.82-acre 38 Degrees North site, which includes Phases 1, 2, and 3. The requested General Plan Land Use Diagram Amendment would change the current Medium Density Residential (8.0-18.0 units per acre) and Retail and Business Services Land Use Designations to the Medium High Density Residential (18.0-30 unit per acre) Land Use Designation and eliminate the "star" symbol designating the site as a location for a Community Shopping Center as well as

remove reference to Community Shopping Center on pages 2-12, 2-22, and 2-30 in the General Plan. The Project's Rezoning application proposes a Zoning amendment to change the existing zoning designations from CSC (Community Shopping Center) and PD-96-001C to R-3-30 (Multi-Family Residential).

PROJECT PLANNER: Adam Ross

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - General Plan Criteria Narrative](#)  
[Attachment 5 - General Plan Diagram Amendment](#)  
[Attachment 6 - Zoning Map Diagram Amendment](#)  
[Attachment 7 - Project Plans](#)  
[Attachment 8 - Retail and Grocery Market Analysis](#)  
[Attachment 9 - 1st Quarter 2021 Vacancy Rates](#)  
[Attachment 10 - IS-MND Addendum](#)  
[Attachment 11 - Public Correspondence](#)  
[Attachment 12 - Phase 1 and 2 Resolutions](#)  
[Attachment 13 - Phase 2 MND](#)  
[Resolution 1 - Addendum to previously Adopted MND](#)  
[Exhibit A - Addendum](#)  
[Resolution 2 - GPAM](#)  
[Resolution 3 - Rezoning](#)  
[Staff Presentation](#)

**9.1 (b) \*** PUBLIC HEARING - BRUSH CREEK MINOR SUBDIVISION - Mitigated Negative Declaration - PLANNING PROJECT - 2210 BRUSH CREEK RD - PRJ20-008

BACKGROUND: The Planning Commission will making a recommendation to the City Council regarding the following requested entitlements: 1) adopt a Mitigated Declaration for the project; 2) a General Plan Amendment from Very Low Residential to the Low Residential land use designation; and, 3) Annexation and Prezoning to

R-1-6 - Single-Family Residential.

PROJECT PLANNER: Kristinae Toomians

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Neighborhood Context Map](#)  
[Attachment 3 - Location Map](#)  
[Attachment 4 - Annexation Map](#)  
[Attachment 5 - General Plan Criteria Narrative](#)  
[Attachment 6 - Tentative Map](#)  
[Attachment 7 - IS-MND](#)  
[Attachment 8 - MMRP](#)  
[Attachment 9 - Brush Creek Watershed Map](#)  
[Attachment 10 - Public Correspondence](#)  
[Resolution 1 MND](#)  
[Exhibit A - IS-MND and MMRP](#)  
[Resolution 2-GPA](#)  
[Resolution 3-PREZONE - updated 11/18 at 9:43am](#)  
[Staff Presentation](#)

## 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.*