



## City of Santa Rosa

Virtual Meeting - See Agenda  
for Participation Information

### PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 27, 2022

**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 VIRTUALLY AT [WWW.ZOOM.US/JOIN](http://WWW.ZOOM.US/JOIN) OR BY TOLL FREE TELEPHONE (877) 853-5257; USING MEETING ID: 988 0836 6416. PUBLIC ACCESSING THE MEETING THROUGH ZOOM CAN PROVIDE COMMENTS DURING THE PUBLIC COMMENT PERIODS. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION 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)**

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

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

#### **2. APPROVAL OF MINUTES**

**2.1** December 9, 2021 - Draft Minutes

**Attachments:** [December 9, 2021 - Draft Minutes](#)

#### **3. PUBLIC COMMENTS**

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public

may comment on agenda items when the item is called. Each speaker is allowed three minutes.

#### **4. COMMISSION BUSINESS**

##### **4.1 STATEMENT OF PURPOSE**

The Planning Commission is charged with carrying out the California Planning and Zoning Laws in the City of Santa Rosa. Duties include implementing of plans, ordinances and policies relating to land use matters; assisting in writing and implementing the General Plan and area plans; holding public hearings and acting on proposed changes to the Zoning Code, Zoning Map, General Plan, tentative subdivision maps, and undertaking special planning studies as needed.

##### **4.2 COMMISSIONER REPORTS**

##### **4.3 VICE CHAIR ELECTION**

#### **5. DEPARTMENT REPORTS**

#### **6. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

#### **7. CONSENT ITEM(S)**

None.

#### **8. SCHEDULED ITEM(S)**

- 8.1 PUBLIC HEARING - PENSTEMON PLACE, A 59-LOT SMALL LOT SUBDIVISION, INCLUDING A MITIGATED NEGATIVE DECLARATION, HILLSIDE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT AND TENTATIVE MAP AT 2574, 2842 AND 2862 LINWOOD AVENUE; FILE NO. PRJ16-032**

**BACKGROUND:** Penstemon Place is a proposal to develop a 59-lot, single-family detached subdivision. The project involves a Mitigated Negative Declaration, a Conditional Use Permit for a small lot subdivision; a Hillside Development Permit because a portion of the site has slopes greater than ten percent; and a Tentative Map to subdivide an approximately 9.73-acre area into 59 individual lots.

PROJECT PLANNER: Susie Murray

**Attachments:** [Staff Report](#)

[Attachment 1 - Disclosure Form.pdf](#)

[Attachment 2 - Location & Neighborhood Context Maps.pdf](#)

[Attachment 3 - Project Narrative.pdf](#)

[Attachment 4 - Tentative Map.pdf](#)

[Attachment 6 - Architectural Plans](#)

[Attachment 5 - Streetscape.pdf](#)

[Attachment 7 - Development Plan.pdf](#)

[Attachment 8 - Slope Analyses.pdf](#)

[Attachment 9 - Prelim Landscape - 1.pdf](#)

[Attachment 10 - Existing Conditions.pdf](#)

[Attachment 11 - Policy Statement 96-001.pdf](#)

[Attachment 12 - MND, Circulated](#)

[Attachment 13 - IS-MND \(blue-redline\).pdf](#)

[Attachment 14 - MMRP \(redline\).pdf](#)

[Attachment 15 - Arborist's Report.pdf](#)

[Attachment 16 - Tree Tabulation \(corrected\).pdf](#)

[Attachment 17 - Tree Ordinance.pdf](#)

[Attachment 18 - Traffic Study, January 2018.pdf](#)

[Attachment 19 - Public Correspondence](#)

[Resolution - Mitigated Negative Declaration](#)

[Exhibit A - MND](#)

[Resolution - Hillside Development Permit](#)

[Resolution - Conditional Use Permit](#)

[Resolution - Tentative Map](#)

[Exhibit A - DAC Report](#)

[Exhibit B - MMRP](#)

[Presentation](#)

[Applicant Presentation](#)

[Late Correspondence as of 1.27.2022 at 12 p.m.](#)

**9. ADJOURNMENT**

## Planning Commission

JANUARY 27, 2022

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\*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). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

*Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.*