



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL APRIL 13, 2023

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING BY ATTENDING IN-PERSON FROM THE COUNCIL CHAMBERS LOCATED AT 100 SANTA ROSA AVENUE (IT IS RECOMMENDED THAT SOCIAL DISTANCING BE OBSERVED), OR VIA ZOOM WEBINAR BY VISITING [HTTPS://SRCITY-ORG.ZOOM.US/J/84330527584](https://srcity-org.zoom.us/j/84330527584), OR BY DIALING 877-853-5257 AND ENTERING WEBINAR ID: 843 3052 7584

PUBLIC COMMENT MAY BE MADE LIVE DURING THE MEETING VIA ZOOM, PHONE OR IN-PERSON FROM THE COUNCIL CHAMBERS. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE AT [HTTPS://WWW.SRCITY.ORG/1339/PLANNING-COMMISSION](https://www.srcity.org/1339/PLANNING-COMMISSION)

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

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 February 23, 2023 - Draft Minutes

Attachments: [February 23, 2023 - Draft Minutes](#)

2.2 March 9, 2023 - Draft Minutes

Attachments: [March 9, 2023 - Draft Minutes](#)

2.3 March 23, 2023 - Draft Minutes

Attachments: [March 23, 2023 - 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 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

5. DEPARTMENT REPORTS

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - ALCOHOL SALES FOR THE EUROPEAN FOOD STORE, CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 100 BURT STREET - CUP22-054

BACKGROUND: Conditional Use Permit application to sell specialty beer and wine for off-site consumption (Type 20 License) at The European Food Store, an existing retail store.

PROJECT PLANNER: Suzanne Hartman

Attachments: [Staff Report](#)
[UPDATED Staff Report as of 4.13.23 at 9:35 AM](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Plan Set](#)
[Attachment 5 - PCN Approval Letter](#)
[Resolution](#)
[UPDATED Resolution as of 4.13.23 at 9:35 AM](#)
[Presentation](#)
[Late Correspondence as of 4.13.23 at 9:35 AM](#)

8.2* PUBLIC HEARING - NORTH VILLAGE II EXTENSIONS (THREE
1-YEAR EXTENSION REQUESTS), EIR PREVIOUSLY CERTIFIED BY
PC -
EXTENSION REQUEST - 2406 FULTON RD - EXT17-0026;
EXT20-0003; EXT22-0012

BACKGROUND: Extension of North Village II (MJP07-003) Tentative
Map (MAJ07-002).

PROJECT PLANNER: Mike Wixon

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Plan Set](#)
[Attachment 4 - Landscape Plans](#)
[Attachment 5 - Design Review Planning Submittal - NV II 2](#)
[Attachment 6 - PC Staff Report - April 14, 2011](#)
[Attachment 7 - PC Resolution 11569 - SEIR](#)
[Attachment 8 - PC Resolution 11570 - Conditional Use Per](#)
[Attachment 9 - PC Resolution 11571 - Tentative Map](#)
[Attachment 10 - DRB Resolution 12-870 - Preliminary Desi](#)
[Attachment 11 - Housing Allocation Plan Agreement and A](#)
[Attachment 12 - Park Development Agreement and Amenc](#)
[Resolution 1 - EXT17-0026](#)
[Exhibit A - PRJ17-019 \(EXT17-0025, 0026, 0027\)](#)
[Resolution 2 - EXT20-0003](#)
[Exhibit A - PRJ22-026 \(EXT20-0003,EXT22-0015 and 001](#)
[Resolution 3 - EXT22-0012](#)
[Exhibit A - PRJ22-024 \(EXT22-0012, 0013, 0014\)](#)
[Presentation](#)
[Late Correspondence as of 4.13.23 at 10:30 AM](#)

9. ADJOURNMENT

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

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.

Planning Commission

- FINAL

APRIL 13, 2023
