



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL JUNE 9, 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 OR BY TOLL FREE TELEPHONE (877) 853-5257; USING MEETING ID: 818 5477 6493. 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

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Rosa will hold a Special Joint Meeting with the Housing Authority on Thursday, June 9 2022 virtually via Zoom at 4:30 p.m. The purpose of this meeting is to hold a Joint Study Session of the Planning Commission and the Housing Authority to discuss the following issue:

2. STUDY SESSION

2.1 STUDY SESSION - DRAFT 2023-2031 HOUSING ELEMENT REVIEW

BACKGROUND: Study Session to review the draft 2023-2031 Housing Element. The purpose of this meeting is to provide an overview of the draft Housing Element and receive public comment before the draft is submitted to the State Housing and Community Development Department. The Housing Element includes a housing needs assessment, evaluation of the existing housing element, housing site inventory analysis, fair housing assessment, potential and actual government constraints analysis, analysis of the Growth Management Ordinance, and housing implementation goals, policies, and programs to support housing production, housing affordability, and housing for special needs populations, among other topics. This presentation will include an analysis of how the City will meet objectives of the Regional Housing Needs Allocation.

The Housing Element will come back for final action in January 2023, after the review by the State Housing and Community Development Department has been completed.

PRESENTING PLANNER: Amy Lyle

Attachments: [Staff Report](#)
[REVISED 6.7.2022 Staff Report](#)
[Attachment 1 - Draft Housing Element](#)
[ADDED 6.7.2022 - Attachment 2 - Housing Survey Results Presentation](#)
[REVISED 6.7.2022 - Presentation](#)
[Late Correspondence as of 6.7.2022](#)
[Late Correspondence as of 6.8.2022](#)

ADJOURN SPECIAL JOINT MEETING OF THE PLANNING COMMISSION AND THE HOUSING AUTHORITY AND RECONVENE TO THE PLANNING COMMISSION SCHEDULED ITEMS.

3. APPROVAL OF MINUTES

None.

4. 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.

5. COMMISSION BUSINESS

5.1 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.

5.2 COMMISSIONER REPORTS

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

None.

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. CONSENT ITEM(S)

None.

9. SCHEDULED ITEM(S)

9.1* PUBLIC HEARING - CHERRY RANCH DEVELOPMENT - PLANNING PROJECT - 930 FRESNO AVE - PRJ20-018

BACKGROUND: The proposed Cherry Ranch Subdivision project requires the adoption of an Addendum to the Southwest Area Projects Subsequent Environmental Impact Report, approval of a Minor Conditional Use Permit for the construction of a small lot subdivision, and approval of a Tentative Map for the creation of 67 lots to

accommodate residential development. The project proposes to construct 67 single-family dwellings - 62 single-family attached (duplex) dwellings and five single-family detached dwellings - in a small lot subdivision proposed to be located at a currently undeveloped parcel.

PROJECT PLANNER: Conor McKay

PRESENTING PLANNER: Monet Sheikhal

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Context Map](#)
[Attachment 3 - Site Analysis Map](#)
[Attachment 4 - Project Summary](#)
[Attachment 5 - Tentative Map](#)
[Attachment 6 - Site Development Plan](#)
[Attachment 7 - Architectural Plans](#)
[Attachment 8 - Landscape and Irrigation Plans](#)
[Attachment 9 - Photometric Analysis](#)
[Attachment 10 - Public Correspondence](#)
[Attachment 11 - Southwest Area Projects Subsequent EIR](#)
[Resolution 1 - Addendum and MMRP](#)
[Resolution 1 Exhibit A - Southwest Area Projects Subsequent EIR](#)
[Resolution 2 - CUP](#)
[Resolution 2 Exhibit A - Cherry Ranch EDS Ex. A. Final Judgment](#)
[Resolution 3 - TM](#)
[Resolution 3 Exhibit A - Cherry Ranch EDS Ex. A. Final Judgment](#)
[Resolution 3 Exhibit B - Southwest Area Projects Subsequent EIR](#)
[Presentation](#)
[Late Correspondence as of 6.8.2022](#)

10. ADJOURNMENT

*Ex parte communication disclosure required.

Planning Commission

- FINAL

JUNE 9, 2022

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.