



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED JULY 14, 2022

FINAL REVISED - THE AGENDA WAS REVISED TO INCLUDE ADDITIONAL PUBLIC CORRESPONDENCE AND TO INCLUDE A MINOR CONTENT UPDATE TO ITEM 8.2 - PUBLIC HEARING - ZONING CODE TEXT AMENDMENTS TO PROHIBIT NEW GAS STATIONS AND PROHIBIT EXPANSION OF FOSSIL FUEL INFRASTRUCTURE FOR EXISTING GAS STATIONS.

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

MEMBERS OF THE PUBLIC CAN PARTICIPATE VIRTUALLY AT [WWW.ZOOM.US/JOIN](https://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**
- 2. APPROVAL OF MINUTES**

June 23, 2022 - Draft Minutes

Attachments: [June 23, 2022 - 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)

None.

5. DEPARTMENT REPORTS

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - SUMMER 2022 GENERAL PLAN AMENDMENT PACKAGE - BRUSH CREEK MINOR SUBDIVISION - MITIGATED NEGATIVE DECLARATION - PLANNING PROJECT - 2210, 2200

BRUSH CREEK ROAD, & 0 BRIDGEWOOD DRIVE - PRJ20-008

BACKGROUND: The proposed project includes the Annexation, General Plan-Amendment, Prezone of the property located at 2210 Brush Creek Road (APN: 182-050-004); and, the Annexation and Rezoning of the adjacent parcels, which form a County island, located at 2200 Brush Creek Road & 0 Bridgewood Drive (APNs 182-050-004 & -014).

PROJECT PLANNER: Krisitnae Toomians

PRESENTED BY: Jessica Jones, Deputy Director - Planning

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 - PC - Minutes - 2021-11-18](#)

[Attachment 11 - PC - Resolution 12075](#)

[Attachment 12 - PC - Resolution 12076](#)

[Attachment 13 - PC - Resolution 12077](#)

[Attachment 14 - Public Correspondence](#)

[Resolution 1 - Mitigated Negative Declaration](#)

[Resolution 1 Exhibit A - Mitigated Negative Declaration with](#)

[Resolution 1 Exhibit B - Resolution 12075](#)

[Resolution 2 - Rezoning](#)

[Resolution 2 Exhibit A - Resolution 12077](#)

[Presentation](#)

8.2 PUBLIC HEARING - ZONING CODE TEXT AMENDMENTS TO PROHIBIT NEW GAS STATIONS AND PROHIBIT EXPANSION OF

FOSSIL FUEL INFRASTRUCTURE FOR EXISTING GAS STATIONS

BACKGROUND: The Climate Action Subcommittee (CAS) directed staff to draft an ordinance to prohibit new gas station land uses (gas stations) and to prohibit expansion of fossil fuel infrastructure for existing gas stations within the City. This direction was based on the City's stated goal of reaching carbon neutrality by 2030 and public input received at CAS meetings.

PROJECT PLANNER: Shari Meads

Attachments: [Staff Report](#)

[Attachment 1 - City Council Resolution No. 2020-002 \(Clim](#)

[Attachment 2 - Regional Climate Protection Authority Reso](#)

[Attachment 3 - Zoning Code Text Amendments - Redline](#)

[Attachment 4 - Zoning Code Text Amendments - Clean](#)

[Attachment 5 - Public Comments](#)

[Resolution](#)

[Exhibit A](#)

[Presentation](#)

[Late Correspondence as of 7.11.2022](#)

[Late Correspondence as of 7.12.2022](#)

[Late Correspondence as of 7.13.2022](#)

[Late Correspondence as of 7.14.2022 at 11:20am](#)

[Late Correspondence as of 7.14.2022 at 150pm](#)

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.

Planning Commission

- FINAL-REVISED

JULY 14, 2022

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.