



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL-REVISED DECEMBER 8, 2022

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 VIRTUALLY AT
WWW.ZOOM.US/JOIN OR BY TOLL FREE TELEPHONE (877) 853-5257;
USING MEETING ID: 883 2834 7211.

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/PLANNING COMMISSION](https://srcity.org/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 (VIRTUAL MEETING)

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

2.1 August 11, 2022 - Draft Minutes

Attachments: [August 11, 2022 - Draft Minutes](#)

2.2 September 8, 2022 - Draft Minutes

Attachments: [September 8, 2022 - Draft Minutes](#)

2.3 September 22, 2022 - Draft Minutes

Attachments: [September 22, 2022 - Draft Minutes](#)

2.4 October 13, 2022 - Draft Minutes

Attachments: [October 13, 2022 - Draft Minutes](#)

2.5 November 16, 2022 - Draft Minutes

Attachments: [November 16, 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 - STONEBRIDGE SUBDIVISION; CEQA:
ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE
DECLARATION; 2220 FULTON ROAD; PRJ22-022 (CUP21-104 &
MAJ21-006)

BACKGROUND: The Stonebridge Subdivision proposes a residential subdivision comprised of 108 residential lots, Parcel A, B and D designated for landscaping, and Parcel C designated for the Stonebridge Preserve.

The Planning Commission will consider an Addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration; a Conditional Use Permit for a small lot subdivision; and a Tentative Map that will supersede the previously approved Stonebridge Subdivision Tentative Map (File No. PRJ19-049) for the property located at 2220 Fulton Road, Assessor's Parcel No. 034-030-070.

Project Planner: Susie Murray

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location & Neighborhood Context Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Amended Map](#)
[Attachment 5 - Approved Tentative Map](#)
[Attachment 6 - Proposed Architecture](#)
[Attachment 7 - Addendum to IS-MND](#)
[Attachment 8a - Adopted IS-MND with MMRP](#)
[Attachment 8b - Response to IS-MND comments](#)
[Attachment 9 - Policy Statement](#)
[Attachment 10 - May 27, 2021 Staff Report & Minutes](#)
[Attachment 11 - PC Resolution 12055](#)
[Attachment 12 - PC Resolution 12056](#)
[Attachment 13 - PC Resolution 12057](#)
[Attachment 14 - Public Correspondence \(original project\)](#)
[Resolution 1 - Addendum to previously adopted MND](#)
[REDLINED - Resolution 1 - Addendum to previously adopted](#)
[REVISED - Resolution 1 - Addendum to previously adopted](#)
[Resolution 1 - Exhibit A](#)
[Resolution 2 - Conditional Use Permit](#)
[REDLINED - Resolution 2 - Conditional Use Permit](#)
[REVISED - Resolution 2 - Conditional Use Permit](#)
[Resolution 3 - Tentative Map](#)
[REDLINED - Resolution 3 - Tentative Map](#)
[REVISED - Resolution 3 - Tentative Map](#)
[Resolution 3 - DAC Report](#)
[Presentation](#)
[Late Correspondence as of 12.6.22](#)

8.2* PUBLIC HEARING - PURA VIDA RECOVERY SERVICES, CEQA
EXEMPT PROJECT - MINOR CONDITIONAL USE PERMIT - 5761
MOUNTAIN HAWK, SUITES 201 - 207, FILE NO. CUP22-045

BACKGROUND: Minor Conditional Use Permit to operate a 24-bed

community care facility on the second floor of an existing commercial mixed-use building, within seven existing residential units. The project proposes one monitored detoxification and withdrawal management/residential addiction treatment facility in Suites 201 through 207. The facility would provide non-medical residential care for the addicted, including (but not limited to) monitoring and observing clients during the detoxification process, providing addiction education and relapse prevention services.

Project Planner: Noor Bisla

Attachments: [Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Project Application Form](#)

[Attachment 3 - Location Map](#)

[Attachment 4 - Neighborhood Context Map](#)

[Attachment 5 - Project Description](#)

[Attachment 6 - Proposed Residential Floor Plan](#)

[Attachment 7 - Accessory Office Context](#)

[Attachment 8 - Suite 101 Accessory Office Detail](#)

[Attachment 9 - Parking Map](#)

[Attachment 10 - Smoking Area Plan](#)

[Attachment 11 - Applicant Presentation.pdf](#)

[Attachment 12 - Trip Generation Memo](#)

[Attachment 13 - Public Correspondence](#)

[ADDED 12.6.22 - Staff Memo](#)

[Resolution](#)

[Presentation](#)

[REVISED Attachment 11 - Applicant Presentation as of 12](#)

[2nd REVISED Attachment 11 - Applicant Presentation as c](#)

[Late Correspondence as of 12.6.22](#)

[Late Correspondence as of 12.8.22 at 8:25 AM](#)

[Late Correspondence as of 12.8.22 at 12:40 PM](#)

9. ADJOURNMENT

Planning Commission

- FINAL-REVISED

DECEMBER 8, 2022

*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.