



**Planning Commission
Meeting Minutes - Draft**

Thursday, August 11, 2022

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:30 p.m.

Present 7 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, Commissioner Jeff Okrepkie, and Commissioner Patti Cisco

2. APPROVAL OF MINUTES

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Approved as submitted.

3. PUBLIC COMMENTS

Al Petrie called to speak on Item 8.1 Public Hearing - Kerry Ranch - Parcel A.

4. COMMISSION BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

4.2 COMMISSIONER REPORTS

None.

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

None.

5. DEPARTMENT REPORTS

Staff Liaison Hartman presented.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Chair Weeks abstained from Item 8.3 Public Hearing - Elm Tree Station Appeal.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1* PUBLIC HEARING - KERRY RANCH - PARCEL A; ADDENDUM TO MITIGATED NEGATIVE DECLARATION, TENTATIVE MAP AND CONDITIONAL USE PERMIT; ASSESSOR'S PARCEL NO. 038-850-026; FILE NOS. PRJ21-008 (MAJ21-001 & CUP21-043)

BACKGROUND: This is a proposal to subdivide Parcel A of the Kerry Ranch 1 Subdivision into five single-family residential lots with average lot sizes ranging from 4,322-square feet to 8,047-square feet. The project requires an Addendum to the previously approved Kerry Ranch I, II & III Mitigated Negative Declaration; a Conditional Use Permit for a small lot subdivision; and a Tentative Map to subdivide the parcel.

PROJECT PLANNER: Susie Murray

Ex Parte Disclosures: None.

Planner Murray presented.

Applicant Representatives presented.

Chair Weeks opened the Public Hearing at 5:03 p.m.

Marsha Chevalier spoke in opposition to the project.

Al Petrie spoke in opposition to the project.

Chair Weeks closed the Public Hearing at 5:13 p.m.

A motion was made by Commissioner Duggan, seconded by Commissioner Carter, to waive reading of the text and adopt:

Resolution No. PC-2022-017 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE KERRY RANCH I, II, & III MITIGATED NEGATIVE DECLARATION (STATE CLEARINGHOUSE NO. 2007092019) FOR THE KERRY RANCH -

PARCEL A PROJECT LOCATED AT ASSESSOR'S PARCEL NUMBER 034-850-026; FILE NUMBER PRJ21-008 (MAJ21-001 & CUP21-043)

The motion carried by the following vote:

Yes: 7 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

A motion was made by Commissioner Duggan, seconded by Commissioner Holton, to waive reading of the text and adopt:

RESOLUTION NO. PC-2022-019 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE KERRY RANCH – PARCEL A TENTATIVE MAP LOCATED AT ASSESSOR'S PARCEL NUMBER 034-850-026; FILE NUMBER PRJ21-008 & MAJ21-001

The motion carried by the following vote:

Yes: 7 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

A motion was made by Commissioner Duggan, seconded by Commissioner Okrepkie, to waive reading of the text and adopt:

RESOLUTION NO. PC-2022-018 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MINOR CONDITIONAL USE PERMIT FOR KERRY RANCH – PARCEL A, A FIVE-PARCEL SMALL LOT SUBDIVISION, LOCATED AT ASSESSOR'S PARCEL NUMBER 034-850-026; FILE NUMBER PRJ21-008 (MAJ21-001 & CUP21-043)

The motion carried by the following vote:

Yes: 7 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

8.2* PUBLIC HEARING - RECESS STORAGE PHASE II; ADDENDUM TO MITIGATED NEGATIVE DECLARATION, VARIANCE, HILLSIDE DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT - 4465 & 4480 STREAMSIDE DRIVE - PRJ21-028, ZV22-001, HDP22-006 & CUP21-094)

BACKGROUND: The project involves the construction of a 3-story self-storage building at 4465 Streamside Drive, adjacent to the Santa Rosa Creek pedestrian path, and two single story self-storage buildings at 4480 Streamside Drive, adjacent to existing residential uses and across the street from the newly constructed four-story storage building.

Ex Parte Disclosures: None.

Planner Murray presented.

Staff responded to Commissioner inquiries.

Applicant Representatives presented.

Chair Weeks opened the Public Hearing at 6:16 p.m.

Elyse spoke in opposition to the project.

Chair Weeks closed the Public Hearing at 6:20 p.m.

A motion was made by Commissioner Cisco, seconded by Commissioner Duggan, that this Planning Commission item be continued to a date uncertain.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Okrepkie and Commissioner Cisco

Absent: 1 - Commissioner Holton

Chair Weeks recessed the meeting at 6:32 p.m.

Vice Chair Peterson reconvened the meeting at 6:50 p.m.

OF COMPLIANCE AND PARCEL MAP WAIVER - 874 N WRIGHT RD - CC18-004

BACKGROUND: Appeal of the Subdivision Committee approval of a Certificate of Compliance and Parcel Map Waiver for the Elm Tree Station Project - to create two (2) parcels to facilitate the future development of a gasoline and electric charging station and neighborhood market on Parcel 1 (.73 acres) and a future park site on Parcel 2 (.25 acres).

PROJECT PLANNER: Mike Wixon

Ex Parte Disclosures: Chair Weeks abstained.

Planner Wixon presented.

Staff responded to Commissioner inquiries.

Applicant representatives presented.

Appellant Hastings presented.

A motion was made by Commissioner Cisco, seconded by Commissioner Carter, to waive reading of the text and adopt:

RESOLUTION NO. PC-2022-020 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS DENYING THE APPEAL AND UPHOLDING THE SUBDIVISION COMMITTEE'S APPROVAL OF THE ELM TREE STATION PARCEL MAP WAIVER AND CERTIFICATE OF COMPLIANCE - LOCATED AT 874 NORTH WRIGHT ROAD; APN: 035-063-001 - FILE NUMBER CC18-004

The motion carried by the following vote:

Yes: 5 - Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Okrepkie and Commissioner Cisco

Absent: 1 - Commissioner Holton

Abstain: 1 - Chair Weeks

9. ADJOURNMENT

Vice Chair Peterson adjourned the meeting at 9:00 p.m.

Approved on: December 8, 2022

Eileen Cleary, Recording Secretary