



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Final

Thursday, August 24, 2023

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:31 P.M.

Present 6 - Chair Karen Weeks, Commissioner Charles Carter, Commissioner Patti Cisco, Commissioner Jeffrey Holton, Commissioner Julian Peterson, and Commissioner Terrence Sanders

Absent 1 - Vice Chair Vicki Duggan

2. APPROVAL OF MINUTES

None.

3. PUBLIC COMMENTS

Cliff Wigham shared a zoning map of the Roberts District and described the barriers of the current land use in the zoning code.

Dave Zedrick echoes Cliff Wigham's sentiments about the Roberts District.

Ricky Schow, a parapalegic, commented how difficult it is for him to get around in his wheelchair due to the damage of the sidewalks around the City.

4. COMMISSION BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

4.2 COMMISSIONER REPORTS

Commissioner Cisco reported that she attended the opening of Caritas Homes Phase 1.

Commissioner Sanders reported about the Waterways Advisory Committee meeting held on August 24, 2023.

Chair Weeks commented on the Caritas grand opening and announced the upcoming Santa Rosa Merit Awards event will be on September 18, 2023 at Finley.

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

None.

5. DEPARTMENT REPORTS

Staff Liaison Jones reported.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

7. CONSENT ITEMS

None.

8. REPORT ITEMS

None.

9. PUBLIC HEARINGS

9.1* PUBLIC HEARING - BUNYA BUNYA TREE REMOVAL (APPEAL) - 1080 2ND ST - TR22-062

BACKGROUND: On March 3, 2023, a Tree Permit requesting to remove an approximately 125-foot Bunya Bunya Tree was denied by the Director of Planning and Economic Development. The Salvation Army Residences, Inc. has appealed that decision to the Planning Commission. The tree is located at 1080 2nd Street, between the community garden and the sidewalk along the 2nd Street frontage. The project is exempt from the California Environmental Quality Act.

PRESENTED BY: Susie Murray, Senior Planner

Kevin Conasack, Attorney in Santa Rosa and representative of Salvation Army, commented on the injury Bunya Bunya Trees cause. He made a recommendation to the Commission that they discuss with the City Attorney and Risk Management about these issues.

A motion was made by Commissioner Cisco, seconded by Commissioner

Peterson, to continue item 9.1 to a date certain of September 14, 2023.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Holton, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

9.2* PUBLIC HEARING - HOLLY HOCK SUBDIVISION - TENTATIVE MAP TIME EXTENSION - 1650 MEDA AVE - EXT23-0001

BACKGROUND: Tentative map extension for Holly Hock Subdivision, a previously approved 16-parcel small lot subdivision. The project is categorically exempt from CEQA.

PRESENTED BY: Jandon Briscoe, City Planner Trainee

Ex Parte Disclosures: None.

Planner Briscoe presented.

Chair Weeks opened the public hearing at 5:06 P.M.

Larry Corbin spoke to the damage the delay of project has caused to his property.

Lee J. Pierce commented about how the project is an eye sore and is concerned about traffic and safety in the area.

Erin Ford supports the project and commented on the additional access the project would give her if her and her daughter were in danger.

Chair Weeks closed the public hearing at 5:14 P.M.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. PC-2023-020 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A ONE-YEAR TIME EXTENSION FOR THE TENTATIVE MAP FOR THE HOLLY HOCK SUBDIVISION LOCATED AT 1650 MEDA AVENUE, ASSESSOR'S PARCEL NUMBER 044-032-006. FILE NUMBER EXT23-004

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Holton, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

9.3* PUBLIC HEARING - 7-ELEVEN SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION - CONDITIONAL USE PERMIT - 136 COLLEGE AVENUE - CUP22-052

BACKGROUND: 7-Eleven is requesting a Condition Use Permit for the sale of beer and wine for off-site consumption. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Susie Murray, Senior Planner

Ex Parte Disclosures:

Commissioner Cisco disclosed on her way to visiting the site she passed Ninth Street Market (right outside the 1,000 ft. radius for liquor sales) in the morning and there were two police officers having a conversation with an individual. She also disclosed she reviewed the minutes from a previous Planning Commission meeting in 2004. Lastly, she disclosed she spoke with Greg Parker from the St. Rose Neighborhood.

Commissioner Holton disclosed he witnessed a member of the public inebriated and passed out on the sidewalk at the Ninth Street Market in the evening.

Planner Murray presented.

Captain Corkin commented he does not see any issues with alcohol

sales at 7-Eleven.

Staff responded to Commissioner inquiries.

Applicant representatives made a presentation.

Chair Weeks opened and closed the public hearing at 6:13 P.M.

Commissioners provided comments and feedback.

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

RESOLUTION NO. PC-2023-021 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW 7-ELEVEN, AN EXISTING CONVENIENCE STORE AT 136 COLLEGE AVENUE, TO SELL BEER AND WINE FOR OFFSITE CONSUMPTION - CITY FILE NO. CUP22-052

The motion failed by the following vote:

Yes: 3 - Chair Weeks, Commissioner Carter and Commissioner Peterson

No: 3 - Commissioner Cisco, Commissioner Holton and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

Chair Weeks called for a recess at 6:40 P.M.

Chair Weeks reconvened the meeting at 6:45 P.M.

9.3* PUBLIC HEARING - 7-ELEVEN SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION - CONDITIONAL USE PERMIT - 136 COLLEGE AVENUE - CUP22-052

BACKGROUND: 7-Eleven is requesting a Condition Use Permit for

the sale of beer and wine for off-site consumption. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Susie Murray, Senior Planner

A motion was made by Commissioner Peterson, seconded by Commissioner Holton, to continue item 9.3 to a date certain of October 26, 2023.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Holton, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

10. ADJOURNMENT

Chair Weeks adjourned the meeting 6:47 P.M.

Approved on: September 14, 2023

s/Lani Buckheit