



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Draft

---

Thursday, February 14, 2019

4:00 PM

---

### 4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

#### 1. CALL TO ORDER

Chair Cisco called the meeting to order at 4:00 p.m.

#### 2. ROLL CALL

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

#### 3. APPROVAL OF MINUTES

3.1 November 29, 2018 - Draft Minutes

Approved as submitted.

3.2 December 13, 2018 - Draft Minutes

Approved as submitted.

3.3 January 10, 2019 - Draft Minutes

Approved as amended.

3.4 January 24, 2019 - Draft Minutes

Approved as submitted.

#### 4. PUBLIC COMMENTS

Robert Nellessen spoke regarding Roseland traffic issues.

#### 5. PLANNING COMMISSIONERS' REPORT

Commissioner Cisco welcomed recently appointed Commissioner, Charles Carter, and Commissioner Carter addressed the Commission and public.

Vice Chair Weeks reported on the appeal to City Council on the

recent Marriott Residence Inn Planning Commission action.

#### 5.1 Election of Vice Chair

**A motion was made by Commissioner Kalia, seconded by Commissioner Duggan, appointing Karen Weeks for Vice Chair.**

**The motion carried by the following vote:**

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

### 6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Kalia abstained from item 10.2.

### 8. STUDY SESSION

None.

### 9. CONSENT ITEMS

None.

### 10. PUBLIC HEARINGS

Commissioner Kalia left Council Chambers at 4:11 p.m.

**10.1\*** ROSELAND VILLAGE SUBDIVISION AND DENSITY - TENTATIVE SUBDIVISION MAP - 665 & 883 SEBASTOPOL ROAD - PRJ17-075; MAJ17-006, DB19-001

**BACKGROUND:** The project proposes a tentative subdivision map to subdivide an existing 7.41-acre site into five lots and a 35% density bonus to allow subsequent development of the Roseland Village project including 100 market-rate housing, 75 affordable housing, a civic building, a market place, and a public plaza, subject to Design Review and Minor Use Permit.

Andy Gustavson, Senior Planner

UPDATE: CONTINUED TO A DATE CERTAIN: FEBRUARY 28, 2019

Continued to a Date Certain: February 28, 2019.

**10.2\*** LANTANA PLACE HOMES - PLANNING PROJECT - 2979 DUTTON MEADOW - PRJ18-030

BACKGROUND: This is a proposal to develop a 48-unit residential neighborhood on undisturbed land, which includes improvements along Dutton Meadow and interior neighborhood streets. The project involves a Tentative Map to subdivide the 3.79-acre parcel into 48 individual lots; Minor Conditional Use Permit and Minor Design Review Permit Reviewed by the Zoning Administrator under the City of Santa Rosa's Resilient City Development Measures.

Adam Ross, City Planner

Ex Parte Disclosures: None.

Staff responded to Commissioner inquiries.

An Applicant representative made a presentation and responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 4:39 p.m.

Duane DeWitt spoke in opposition to the project.

Rick Coats spoke in opposition to the project.

Efren Carrillo spoke in support of the project.

Johnny Travolsy spoke in support of the project.

Thomas Zells spoke in support of the project.

Trish Valon spoke in opposition to the project.

Brian Hall spoke in opposition to the project.

Chair Cisco closed the Public Hearing at 4:56 p.m.

Staff and Applicant addressed the public comments and responded to Commissioner inquiries.

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

**RESOLUTION NO. 11938 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING SUBDIVISION TENTATIVE MAP FOR THE LANTANA PLACE HOMES SUBDIVISION, LOCATED WITHIN THE ROSELAND PRIORITY DEVELOPMENT AREA, TO SUBDIVIDE A 3.79 ACRE PARCEL INTO 48 LOTS THAT WOULD ALLOW DEVELOPMENT OF 48 AFFORDABLE ATTACHED RESIDENTIAL DUETS PURSUANT TO THE MINOR USE PERMIT (CUP18-085) AND MINOR DESIGN REVIEW PERMIT (DR18-031). LOCATED AT 2979 DUTTON MEADOW – ASSESSOR’S PARCEL NUMBERS 043-121-013 - FILE NUMBER PRJ18-030 (MAJ18-004).**

**The motion carried by the following vote:**

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

**Abstain:** 1 - Commissioner Kalia

The meeting went into recess at 5:13 p.m.

Commissioner Kalia returned to Council Chamber at 5:14 p.m.

The meeting reconvened at 5:15 p.m.

**10.3**      **SOUTHEAST GREENWAY - REVISED DRAFT ENVIRONMENTAL IMPACT REPORT - ST14-003**

**BACKGROUND:** The proposed Southeast Greenway project would establish General Plan land uses and associated zoning districts within a 57-acre area that spans a 1.9-mile linear path from Farmers

Lane/Highway 12 to Spring Lake Regional Park. Implementation and adoption of the project would result in new development potential of up to 47.2 acres of parks and recreational uses/open space, 244 multi-family housing units, and 12,000 square-feet of commercial space. No physical changes to the site are proposed at this time.

Jessica Jones, Supervising Planner

Staff responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 5:35 p.m.

Bob Geizer spoke regarding concerning elements

Mike Raymond spoke regarding concerning elements.

Peter Bassing spoke regarding concerning elements.

Duane De Witt spoke regarding concerning elements.

Thomas Ells spoke regarding concerning elements.

Rick Coats spoke regarding concerning elements.

Chair Cisco closed the Public Hearing at 5:50 p.m.

#### **10.4 BICYCLE AND PEDESTRIAN MASTER PLAN UPDATE 2018**

**BACKGROUND:** The updated bicycle and pedestrian projects, programs and policies are included in the Bicycle and Pedestrian Master Plan Update 2018 (Plan Update 2018). The proposal includes the Plan Update 2018 and text amendments to the General Plan consistent with the Bicycle and Pedestrian Master Plan

Nancy Adams, Transportation Planner

Chair Cisco opened the Public Hearing at 6:22 p.m.

Bob Geizer spoke regarding elements of the update.

Duane DeWitt spoke regarding elements of the update.

Erin Seaver spoke regarding elements of the update.

Steve Birdlebough spoke regarding elements of the update.

Tom Bahning spoke regarding elements of the update.

Vincent Hoagland spoke regarding elements of the update.

Thomas Ells spoke regarding elements of the update.

Rick Coats spoke regarding elements of the update.

Chair Cisco closed the Public Hearing at 6:46 p.m.

Staff responded to the Public Hearing comments and responded to Commissioner inquiries and comments.

The overall process, review authority purview, and recommendation amendments/comments were clarified.

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

**RESOLUTION NO. 11939 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL THE ADOPTION OF THE BICYCLE AND PEDESTRIAN MASTER PLAN UPDATE 2018 AND APPROVAL OF A GENERAL PLAN AMENDMENT CONSISTENT WITH THE MASTER PLAN.**

**The motion carried by the following vote:**

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

## 11. ADJOURNMENT

Chair Cisco adjourned the meeting at 8:00 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, February 28th, 2019 at 4:00 p.m.

\*Ex parte communication disclosure required.

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 one week prior to the meeting. TDD 543-3063

Meeting information can also be accessed via the internet at <http://srcity.org>

*Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.*