

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 9, 2016**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Vice Chair Stanley, Commissioners, Dippel, Duggan, and Edmondson. Absent: Chair Cisco (recused), Commissioners Crocker, and Groninga.

3. APPROVAL OF MINUTES

The Commission did not have a quorum to approve the May 26, 2016 Regular Meeting Minutes.

4. PUBLIC APPEARANCES

Duane DeWitt of Roseland suggested that board/commission members ride Rosie the Trolley to tour Roseland and meet the community and see the condition of roads and neighborhoods.

Rena Ravich – West Hearn Avenue - asked that her neighborhood be named a heritage neighborhood, and Hearn Avenue not be punched through, as it would add too much through-traffic.

5. PLANNING COMMISSIONER'S REPORT

Commissioner Duggan, ART in Public Places Meeting – the committee discussed a proposed design change to the fountain at Courthouse Square, and a new proposed art project made of old parking meters.

6. DEPARTMENT REPORT

Deputy Director of Hartman gave the reports:

Housing Action Plan Update – Council accepted the plan on June 7, 2016; work plans and a budget will be developed for the initiatives, with an opportunity for Council to allocate money to initiate the more aggressive policies to incentivize affordable housing. The plan will be presented to the Planning Commission for comments on June 23, 2016; the plan will also be presented to Design Review and Cultural Heritage Boards.

Redwood Gospel Mission – No date has been set for the continued hearing, but the target date is July 14, 2016. The applicant applied for Neighborhood Meeting, tentatively for June 29, 2016.

The Planning Commission work plan will be added to the July 14, 2016 agenda.

7. **STATEMENTS OF ABSTENTION BY COMMISSIONERS** – Chair Cisco abstained from Item 9 and was recused from the meeting.

8. **CONSENT** - None

9. **PUBLIC HEARING – ROSELAND AREA PROJECTS – ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN, AND ENVIRONMENTAL IMPACT REPORT – FILE NO. ST14-001**

The Roseland Area Projects include the Roseland Area/Sebastopol Road Specific Plan and preliminary work toward the future Roseland Area Annexation. The proposal includes the Draft Specific Plan, amendments to the General Plan, Downtown Station Area Specific Plan, Zoning Code and Bicycle and Pedestrian Master Plan, Rezoning and Prezoning for consistency with the General Plan, and a program level Draft Environmental Impact Report that assesses both projects. Note: The Roseland Area Annexation is not being considered at this time.

Senior Planner Jessica Jones provided the staff report and responded to questions from Commissioners.

Jeanine Cavalli and Patrick Hindmarsh, from Michael Baker International, presented the Draft Specific Plan and Draft Environmental Impact Report.

Senior Planner Jessica Jones presented the proposed Zoning Code text amendments, and the Statement of Overriding Conditions, public comments from workshops and Review by other City Boards, and Planning Commission's role.

PUBLIC HEARING

Vice Chair Stanley opened the public hearing at 5:05pm

- Duane DeWitt said there is not a well-coordinated effort between the City and the County; Sebastopol Road has not been mentioned, and there has not been enough public outreach.
- Chris Meyer said City staff did a good job, the workshops were well run; she asked for approval.
- Arthur Deike expressed concern regarding significant traffic impact; A property at West Hearn Avenue/Stony Point Road/Old Stony Point Road is proposed for medium-high residential, and he suggested Retail/Business zoning because there is no Retail in the area and retail zoning might minimize traffic impacts.
- Sam McMillar, mobilehome park owner, said the annexation will not benefit his tenants due to higher costs; he asked why they were not informed of the costs, and requested more information; If Hearn Avenue is widened, his tenants will have more trouble getting into/out of the mobilehome park.
- GP Radich – City staff has been helpful and willing to speak with neighborhoods; she asked why the Environmental Impact Report was not published in Spanish; she encouraged commissioners to visit Hearn

Avenue during rush hours; Victoria drive has no access outside the neighborhood except through Hearn Avenue, and the neighborhood does not want outside traffic, emergency vehicle access will be impeded; the SMART train crossing will further impact traffic; a new charter school on Dutton Avenue/Hearn Avenue will also impact traffic.

- Frank Baumgardener expressed concern about crime in the area; commended City staff for their work on the project.
- Fred Kreuger- Hughes Avenue Neighborhood Association – The Draft EIR and Draft Specific Plan are not specific to Roseland; There has been continual growth but no increase in infrastructure; the area cannot afford more housing as the highest density area in Santa Rosa; Sebastopol Road has poor air quality, and there are asthma incidences in Roseland school; more housing will increase traffic and asthma; not enough parks have been proposed; there are underground water quality problems.
- Magdelina Ridley – steering committee member, appreciates the community outreach; supports industrial businesses along Sebastopol Road; supports mobile vendors; the area needs more parks; there is a lot of traffic; supports affordable housing but Roseland is a high density, so maybe affordable housing could be distributed throughout the City; Housing cannot increase without increased services; She supported businesses and shops along Hearn Ave; An overpass on Bellevue Avenue will reduce traffic impact on Hearn Avenue.
- Tom Shader Lives in a low density area and was assured by City staff in the past that there would be a blending of old and new neighborhoods, and he expressed concern about the high densities proposed at his property line.
- Gabi Shader – The proposed plan will add unacceptable levels to traffic that is already heavy. She asked that alternative plans be used, even if temporarily.
- Gregory Fearon – Santa Rosa Together - Brown Act requirements have hampered efforts to get the community engaged; people will not know if they were heard unless they can read about it in their own language; Santa Rosa Together had asked the City and County to coordinate for community engagement for the Roseland Village planning, but it did not happen much.
- Ron Lopez – Sonoma State University - Concerned that the development will push out low income residents; people are feeling forced out; appreciates the rent stabilization ordinance; appreciates that street vendors are permitted to stay under certain circumstances and asked that ambulatory vendors (bicycle carts) be accommodated as well.
- Peter Bruce – expressed concern regarding heavy traffic which impedes normal driving; emergency vehicles access will be impeded if more traffic is added; the SMART train will add to traffic delays; concerned regarding building more without added infrastructure; more gangs are coming into the area due to the lower rents.

Vice Chair Stanley closed the public hearing at 5:48pm

The Planning Commission reviewed and discussed the Draft Roseland Specific Plan and Draft Environmental Impact Report. Senior Planner Jessica Jones answered Commissioners' questions.

10. ADJOURNMENT

Vice Chair Stanley adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, June 23, 2016 at 4:00 p.m.

Approved on:

APPROVED:



Clare Hartman, Executive Secretary