



**Planning Commission
Meeting Minutes - Final**

Thursday, June 10, 2021

4:00 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 6 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, and Commissioner Jeff Okrepkie

Absent 1 - Commissioner Akash Kalia

2. STUDY SESSION

None.

3. APPROVAL OF MINUTES

3.1 April 8, 2021 - Draft Minutes.

Approved as submitted.

3.2 May 13, 2021 - Draft Minutes.

Approved as submitted.

3.3 May 27, 2021 - Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

Chair Weeks opened Public Comment on 4:03 p.m.

Assistant City Attorney Crocker allowed members of the public to speak on item 9.3, which has a recommendation for continuation.

Rena Radich spoke on item 9.3.

Lennie Moore spoke on item 9.3.

Ann Hopkin spoke on item 9.3.

Staff Recessed the meeting at 4:20 p.m.

At Staff's request, Chair Weeks rearranged the agenda to the following order: Item 7, 8, and 9.3, (not reflected by the order of the minutes) continuing item 4 (leaving the Public Comment period open), followed by items 5 and 6, then items 9.1 and 9.2.

After the continuation of item 9.3, the Planning Commission continued with the open Public Comment period;

Rebecca Davis spoke on continued item 9.3.

Clark Lewis spoke on continued item 9.3.

Johanna Greenberg spoke on continued item 9.3.

Susan Kirks spoke on continued item 9.3.

Chair Weeks closed Public Comment at 4:46 p.m.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks presented.

5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS

None.

5.3 COMMISSIONER REPORTS

Chair Weeks reported.

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

None.

6. DEPARTMENT REPORTS

Amy Lyle, Supervising Planner, presented and responded to Commissioner inquiries.

Andrew Trippel, Planning Commission Staff Liaison, presented.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

- 9.1*** PUBLIC HEARING - SUMMERFIELD HILLS NO. 8 FINAL MAP MODIFICATION, Exempt Project - MAP MODIFICATION - 5494 NEWANGA AVE - MOD21-001

BACKGROUND: Proposal to modify the front setback for Lots 13 and 14 of the Summerfield Hills Subdivision No. 8 Final Map, recorded on September 1, 1981, by reducing it from 40-feet to 20-feet.

PROJECT PLANNER: Conor McKay

Ex Parte Disclosures: None.

Presenting Planner McKay presented and responded to Commissioner inquiries.

Applicant and Applicant representatives presented.

Chair Weeks opened and closed the Public Hearing at 5:12 p.m.

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

RESOLUTION NO. 12058 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MODIFICATION OF SUMMERFIELD HILLS SUBDIVISION NO. 8 FINAL MAP - LOCATED AT 5494 NEWANGA AVENUE AND 5530 NEWANGA AVENUE; APN 031-300-034 and 031-300033; FILE NUMBER MOD21-001.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Kalia

9.2 PUBLIC HEARING - REVIEW OF 16 NEW PROJECTS INCLUDED IN THE FISCAL YEAR 2021-2022 CAPITAL IMPROVEMENT PROGRAM FOR CONSISTENCY WITH THE CITY OF SANTA ROSA 2035 GENERAL PLAN.

BACKGROUND: Government Code Section 65401 requires that the Planning Commission review public projects associated with the City's Capital Improvement Program (CIP) each year for consistency with the General Plan. There are 16 new projects to be evaluated as part of the 2021-2022 CIP.

PROJECT PLANNER: Shari Meads

Project Planner Meads presented and responded to Commissioner inquiries.

Chair Weeks opened and closed the Public Hearing at 5:26 p.m.

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

RESOLUTION NO.12059 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA FINDING THAT THE 16 NEW PROJECTS INCLUDED IN THE FISCAL YEAR 2021–2022 CAPITAL IMPROVEMENT PROGRAM ARE CONSISTENT WITH THE CITY OF SANTA ROSA 2035 GENERAL PLAN.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Kalia

9.3* PUBLIC HEARING - HEARN VETERANS VILLAGE Mitigated Negative Declaration - TENTATIVE MAP MINOR - 2149 W HEARN AVE - MIN21-001

BACKGROUND: Proposed Tentative Parcel Map to subdivide a 2.01-acre parcel into four (4) lots ranging in size from ± 20,000 to 25,000 square feet. Future development of each parcel would include a residential detached dwelling unit with an accessory dwelling unit, outdoor amenities, and associated on- and off-site improvements, for permanent Supportive Housing.

PROJECT PLANNER: Monet Sheikhal

Ex Parte Disclosure: None.

Staff requested a Continuance for a date uncertain.

A motion was made by Commissioner Okrepkie, seconded by Commissioner Holton, to continue the item to a date uncertain.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Kalia

10. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:10 p.m.

Approved on: July 22, 2021

S/Mike Maloney, Recording Secretary