



**Planning Commission
Meeting Minutes - Final**

Thursday, January 27, 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

2.1 December 9, 2021 - Draft Minutes

Approved as submitted.

3. PUBLIC COMMENTS

None.

4. COMMISSION BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weeks read the statement of purpose.

4.2 COMMISSIONER REPORTS

Commissioner Carter Reported.

4.3 VICE CHAIR ELECTION

A motion was made by Commissioner Cisco, seconded by Commissioner Holton, appointed Vice Chair Peterson for another term as Vice Chair.. 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

5. DEPARTMENT REPORTS

Jessica Jones, Staff Liaison, reported.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Okrepkie abstained from item 8.1 due to financial association with the project and left the meeting at 4:40 p.m.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1** PUBLIC HEARING - PENSTEMON PLACE, A 59-LOT SMALL LOT SUBDIVISION, INCLUDING A MITIGATED NEGATIVE DECLARATION, HILLSIDE DEVELOPMENT PERMIT, CONDITIONAL USE PERMIT AND TENTATIVE MAP AT 2574, 2842 AND 2862 LINWOOD AVENUE; FILE NO. PRJ16-032

BACKGROUND: Penstemon Place is a proposal to develop a 59-lot, single-family detached subdivision. The project involves a Mitigated Negative Declaration, a Conditional Use Permit for a small lot subdivision; a Hillside Development Permit because a portion of the site has slopes greater than ten percent; and a Tentative Map to subdivide an approximately 9.73-acre area into 59 individual lots.

PROJECT PLANNER: Susie Murray

Ex Parte Disclosures: None.

Susie Murray, Project Planner, presented.

The Applicant presented.

Chair Weeks opened the Public Hearing at 5:36 p.m.

Kim Roberts spoke regarding the project (Tree removal and replanting).

Chris Roberts spoke regarding the project (Fire danger and prevention).

Judy Kalbfell spoke regarding the project (Pedestrian safety).

Renata Breth spoke regarding the project (Park development).

Steve Osborn spoke regarding the project.

Chair Weeks closed the Public Hearing at 5:53 p.m.

Staff and the applicant responded to Commissioner inquiries.

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

RESOLUTION NO. PC-2022-001 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PENSTEMON PLACE SUBDIVISION AT 2574, 2842 AND 2862 LINWOOD AVENUE, ASSESSOR'S PARCEL NUMBERS 044-200-027, 044-200-029 AND 044-200-040; FILE NUMBER PRJ16-032.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Okrepkie

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

RESOLUTION NO. PC-2022-002 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE PENSTEMON PLACE SUBDIVISION, WHICH WILL ALLOW DEVELOPMENT ON SLOPES GREATER THAN TEN PERCENT AND SECURE ARCHITECTURE FOR LOTS 27, 29, 31-38, 41 AND 55, AT 2574, 2842 AND 2862 LINWOOD AVENUE; FILE NO. PRJ16-032.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Okrepkie

A motion was made by Vice Chair Peterson, seconded by Commissioner

Carter, to waive reading of the text and adopt:

RESOLUTION NO. PC-2022-003 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR PENSTEMON PLACE, A SMALL LOT SUBDIVISION, AT 2574, 2842 AND 2862 LINWOOD AVENUE; FILE NUMBER PRJ16-032.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Okrepkie

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

RESOLUTION NO. PC-2022-004 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE PENSTEMON PLACE TENTATIVE MAP AT 2574, 2842 AND 2862 LINWOOD AVENUE; FILE NUMBER PRJ16-032.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Okrepkie

9. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:28 p.m.

Approved on: February 24, 2022

S/ Mike Maloney
Recording Secretary