



**Planning Commission
Meeting Minutes - Draft**

Thursday, May 27, 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 Vicki Duggan, Commissioner Jeffrey Holton, Commissioner Jeff Okrepkie, and Commissioner Akash Kalia

Absent 1 - Commissioner Charles Carter

2. STUDY SESSION

2.1 STUDY SESSION - 2020 GENERAL PLAN ANNUAL REVIEW REPORT

BACKGROUND: The General Plan Annual Review will provide an overview of progress made in 2020 toward achieving General Plan goals and policies, and will review implementation of the Growth Management and Inclusionary Housing Ordinances as required by City Code.

PRESENTING PLANNER: Shari Meads

Amy Lyle, Supervising Planner, introduced the item.

Shari Meads, City Planner, presented.

Staff responded to Commissioner inquiries.

Chair Weeks opened Public Comment at 4:32 p.m.

Duane DeWitt commented.

Chair Weeks closed Public Comment at 4:36 p.m.

Staff responded to Commissioner inquiries.

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

Holton, directing staff to forward the report to Council.

The motion carried by the following vote:

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

No: 1 - Commissioner Carter

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

Chair Weeks opened and closed Public Comment at 4:45 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

None.

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

None.

6. DEPARTMENT REPORTS

Andrew Trippel, Planning Commission Liaison, reported.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

9.1* PUBLIC HEARING - STONEBRIDGE SUBDIVISION - MITIGATED NEGATIVE DECLARATION - PLANNING PROJECT - 2220 FULTON RD - PRJ19-049

BACKGROUND: Stonebridge Subdivision - a 28.6-acre parcel to be developed into two sections consisting of a 14.6-acre west section and 14.0 acre east section. The 14.6-acre west section will be subdivided into 105 lots for the purposes of 95 single-family detached dwelling units and 10 attached single-family dwelling units and associated parcels. The attached single-family dwelling units will be dedicated to income qualified residents. The 14.0-acre east section will be dedicated as a habitat preserve identified as parcel c. The Planning Commission will consider adopting a Mitigated Negative Declaration, approving a Conditional Use Permit for residential small lot subdivision, and adopting a Tentative Map.

PROJECT PLANNER: Adam Ross

Ex Parte Disclosures: None.

Adam Ross, Project Planner, and the Applicant team presented and responded to Commissioner inquiries.

Chair Weeks opened and closed the Public Hearing at 5:31 p.m.

The Commission discussed the item.

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

RESOLUTION NO. 12055 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 STONEBRIDGE SUBDIVISION, LOCATED AT 2220 FULTON ROAD - ASSESSOR'S PARCEL NUMBER(S) 034-030-070 - FILE NUMBER PRJ19-049.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Carter

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

RESOLUTION NO. 12056 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, A 105 UNIT RESIDENTIAL SMALL LOT SUBDIVISION - LOCATED AT 2220 FULTON ROAD, APN 034-030-070 - FILE NUMBER PRJ19-049.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Carter

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

RESOLUTION NO. 12057 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE STONEBRIDGE SUBDIVISION TENTATIVE MAP LOCATED AT 2220 FULTON ROAD, APN 034-030-070 - FILE NUMBER PRJ19-049.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Carter

Chair Weeks recessed the meeting at 5:45 p.m. and reconvened the meeting at 5:57 p.m.

9.2* PUBLIC HEARING - ELNOKA CONTINUING CARE RETIREMENT
COMMUNITY ENVIRONMENTAL IMPACT REPORT - PRJ17-040

BACKGROUND: Elnoka Continuing Care Retirement Community project proposes the development of 676 residential units, comprised of 74 cottages, 528 apartment units, 12 attached units that are intended for employee housing, and a 62-unit care center. The project includes amenities for Elnoka residents such as private and formal dining rooms, a café, entertainment and activity rooms, sport courts, swimming pool, pet parks, walking paths, a beauty salon, reading rooms, banking services, business center, and outside courtyards. In addition, the staff would provide housekeeping, emergency response, exercise programs, and living assistance for memory or physically impaired residents.

The project would be developed in phases over time. The first phase would contain 202 units of project housing, including 12 attached units intended for employee housing. The remaining 462 units would be built in subsequent phases over time based on market conditions. There would be a total of approximately 975 residents on-site at full build-out (1.42 seniors per unit plus an average of 2.62 persons per employee units). The project would employ approximately 194 people in full- and part-time positions, including care staff, housekeepers, landscaping, maintenance, administrative and recreation center staff. There would be an average of 75 employees on-site daily.

The Draft Plan and Draft EIR were distributed in hard copy to those Planning Commissioners who made a request. Electronic copies of both documents can be found on the website here:

<https://srcity.org/2568/Elnoka-Continuing-Care-Retirement-Community>

PROJECT PLANNER: Kristinae Toomians

Ex Parte Disclosures: None.

Bill Rose, Interim Deputy Director, and Andrew Trippel, Planning Commission Liaison, introduced the item.

Kristinae Toomians, Project Planner, and the Consultant and Applicant teams presented.

Chair Weeks opened the Public Hearing at 6:29 p.m.

Sarah Reid commented on the item.

Rick Denniston commented on the item.

Ken Tam commented on the item.

Eris Weaver commented on the item.

Jean Kapolchok commented on the item.

Walter Schilpp commented on the item.

Cyndi Reese commented on the item.

Marna Hill commented on the item.

Michael Lipelt commented on the item.

Mark Mortensen commented on the item.

Steve Spillman commented on the item.

Teresa Denniston commented on the item.

Chair Weeks closed the Public Hearing at 7:00 p.m.

Staff and Consultants responded to Commissioner inquiries.

10. ADJOURNMENT

Chair Weeks adjourned the meeting at 7:35 p.m.

Approved on:

Mike Maloney, Recording Secretary