



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, February 28, 2019

4:00 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present 5 - Chair Patti Cisco, Vice Chair Karen Weeks, Commissioner Vicki Duggan, Commissioner Akash Kalia, and Commissioner Jeff Okrepkie

Absent 2 - Commissioner Charles Carter, and Commissioner Julian Peterson

3. APPROVAL OF MINUTES

3.1 February 14, 2019 - Draft Minutes.

Approved as submitted.

4. PUBLIC COMMENTS

None.

5. PLANNING COMMISSIONERS' REPORT

Commissioner Kalia reported on Planning Commissioners recent activity with the youth group Tomorrows Leaders Today.

Vice Chair Weeks discussed recent outreach with Santa Rosa Together regarding the Downtown Specific Plan.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

- 10.1*** ROSELAND VILLAGE SUBDIVISION - CONDITIONAL USE PERMIT AND DENSITY BONUS - 665 & 883 SEBASTOPOL ROAD - PRJ17-075; MAJ17-006, DB19-001, CUP17-137

BACKGROUND: A Tentative Map to subdivide a 7.41-acre site into five lots and a Conditional Use Permit (new permit added) and Density Bonus to develop the Roseland Village Mixed Use project including 100 market-rate housing units, 75 affordable housing units, a 25,000 square foot civic building, a 5,000 square foot market place, and a 1-acre public plaza. Design Review of individual buildings and the plaza will occur at a future date to be determined.

Andy Gustavson, Senior Planner

Ex Parte Disclosures: None.

Applicant representatives made a presentation.

Chair Cisco opened the Public Hearing at 4:51 p.m.

Frank Baumgardner spoke in support of the project.

Reece Foxen spoke in support of the project.

Robert Nellessen spoke in opposition to the project.

Fred Krueger spoke in opposition to the project.

John Paulsen spoke in opposition to the project.

Efren Carrillo spoke in support of the project.

Marcos J. Suarez spoke in support of the project.

Jim Bray spoke in support of the project.

Octavio Diaz spoke in support of the project.

Chris Knerr spoke in support of the project.

Tim Blofeld spoke in support of the project.

Katie Elsie spoke in support of the project.

Leticia Riva spoke in support of the project.

Alma Roque spoke in support of the project.

Chair Cisco closed the Public Hearing at 5:24 p.m.

Staff and Applicant representatives responded to Commissioner questions.

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

RESOLUTION NO. 11940 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS TO APPROVE A DENSITY BONUS FOR ROSELAND VILLAGE MIXED USE, LOCATED AT 665 AND 883 SEBASTOPOL ROAD – ASSESSOR’S PARCEL NUMBERS 125-111-037 AND 125-101-031 - FILE NUMBERS – PRJ17-075, DB19-001.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

Absent: 2 - Commissioner Carter and Commissioner Peterson

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

RESOLUTION NO. 11941 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE

**ROSELAND VILLAGE TENTATIVE MAP LOCATED AT 665 AND 883
SEBASTOPOL ROAD – ASSESSOR’S PARCEL NUMBERS 125-111-037
AND 125-101-031 - FILE NUMBERS – PRJ17-075, MAJ17-006.**

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Duggan,
Commissioner Kalia and Commissioner Okrepkie

Absent: 2 - Commissioner Carter and Commissioner Peterson

The meeting went into Recess at 5:50 p.m.

The meeting Reconvened at 5:57 p.m.

- 10.2*** DUTTON MEADOW SUBDIVISION - GENERAL PLAN
AMENDMENT, CONDITIONAL USE PERMIT, TENTATIVE MAP
- 2684 DUTTON MEADOW - PRJ18-039 (GPAM18-003,
CUP18-101, MAJ18-006)

BACKGROUND: The proposed Dutton Meadows Subdivision includes the subdivision of an 18.4-acre site to accommodate 130 single-family dwellings and 81 accessory dwelling units. Planning entitlements include, a General Plan Amendment modify the circulation shown on the General Plan and Roseland Area Specific Plan, a Tentative Map, and a Conditional Use Permit, to allow lot sizes less than 6,000 square feet, with reduced setbacks.

Amy Nicholson, City Planner

Ex Parte Disclosures: None.

Applicant representatives made a presentation.

Staff responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 6:32 p.m.

Carmela Biggs spoke regarding traffic and parking concerns.

Karly Seitzer spoke regarding traffic and parking concerns.

David Alexander spoke regarding traffic and parking concerns.

Roger Farrell spoke regarding traffic and parking concerns.

Fred Krueger spoke regarding traffic and parking concerns.

Tulio Vasquez spoke regarding traffic and parking concerns.

Daylene Whitlock spoke regarding traffic and parking concerns.

Tom Schneider spoke regarding traffic and parking concerns.

Tom Schader spoke regarding traffic and parking concerns.

Chair Cisco closed the Public Hearing at 6:51 p.m.

Applicant representatives responded to the Public Hearing comments and concerns.

Staff and the Applicant responded to Commissioner inquiries.

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

RESOLUTION NO. 11942 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPLICATION FOR A GENERAL PLAN AMENDMENT TO MODIFY THE PLANNED CIRCULATION FOR THE DUTTON MEADOWS SUBDIVISION LOCATED AT 2650, 2666, 2684 DUTTON MEADOW AND 1112 & 1200 HEARN AVENUE - FILE NUMBER GPAM18-003.

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Vice Chair Weeks, Commissioner Duggan and Commissioner Okrepkie

No: 1 - Commissioner Kalia

Absent: 2 - Commissioner Carter and Commissioner Peterson

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

RESOLUTION NO. 11943 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING A CONDITIONAL USE PERMIT FOR DUTTON MEADOWS SUBDIVISION - LOCATED AT 2650, 2666, 2684, DUTTON MEADOW AND 1112 AND 1200 HEARN AVENUE; FILE NUMBER CUP18-101.

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Vice Chair Weeks, Commissioner Duggan and Commissioner Okrepkie

No: 1 - Commissioner Kalia

Absent: 2 - Commissioner Carter and Commissioner Peterson

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

RESOLUTION NO. 11944 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING THE DUTTON MEADOWS SUBDIVISION TENTATIVE MAP LOCATED AT 2650, 2666, 2684 DUTTON MEADOW AND 1112 & 1200 HEARN AVENUE - FILE NUMBER MAJ18-006.

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Vice Chair Weeks, Commissioner Duggan and Commissioner Okrepkie

No: 1 - Commissioner Kalia

Absent: 2 - Commissioner Carter and Commissioner Peterson

**10.3 PUBLIC NOTICING TEXT AMENDMENT - REZONING ZONING
TEXT AMENDMENT - 0 CITYWIDE - REZ19-001**

BACKGROUND: The proposed Zoning Code text amendments would modify sections of Chapter 20-50 - Permit Application Filing and Processing, Chapter 20-52 - Permit Review Procedures, and Chapter 20-66 - Public Hearings, which relate to public noticing practices.

Amy Nicholson, City Planner

Staff responded to Commissioner inquiries.

Chair Cisco opened and closed the Public Hearing at 7:54 p.m.

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

RESOLUTION NO. 11945 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONING CODE TEXT AMENDMENT TO AMEND CITY CODE SECTIONS 20-50.040, 20-50.050, 20-52.030 AND 20-66.020 TO MODIFY PUBLIC NOTICING REQUIREMENTS - FILE NUMBER REZ19-001.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

Absent: 2 - Commissioner Carter and Commissioner Peterson

10.4* SANTA ROSA CRAFT COLLECTIVE - CONDITIONAL USE PERMIT
- 335 O'HAIR COURT - CUP18-052 AND CUP18-129

BACKGROUND: Conditional Use Permit application for Santa Rosa Craft Collective, a medicinal and adult use cannabis retail dispensary, cultivation and distribution microbusiness in a 9,745 square foot portion of an existing 23,224 square foot light industrial space on a 1.75-acre parcel at 335 O'Hair Court.

Emmanuel Ursu, Planning Consultant

Ex Parte Disclosures: None.

Staff responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 8:18 p.m.

Richard F. Hunt Sr. spoke in opposition to the project.

Chair Cisco closed the Public Hearing at 8:21 p.m.

Staff and Applicant representatives responded to the Public Hearing comments and concerns and responded to Commissioner inquiries.

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

RESOLUTION NO. 11946 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR SANTA ROSA CRAFT COLLECTIVE TO OPERATE A CANNABIS MICROBUSINESS WITH ADULT AND MEDICINAL USE RETAIL (DISPENSARY), CULTIVATION, AND DISTRIBUTION WITHIN 10,300- SQUARE FOOT PORTION OF AN EXISTING 23,224 SQUARE FOOT BUILDING LOCATED AT 335 O'HAIR COURT, UNITS A AND B; ASSESSOR'S PARCEL NO. 043-135-008; FILE NO. CUP18-052 AND CUP 18-129.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Duggan,
Commissioner Kalia and Commissioner Okrepkie

Absent: 2 - Commissioner Carter and Commissioner Peterson

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 8:33 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, March 14, 2019 at 4:00 p.m.

Approved on:

Clare Hartman, Executive Secretary