



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, February 13, 2020

4:00 PM

1. CALL TO ORDER

Chair Cisco called the meeting to order at 4:01 p.m.

2. ROLL CALL

Present 7 - Chair Patti Cisco, Vice Chair Karen Weeks, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

Duane DeWitt spoke regarding Zoning Administrator and Planning Commission meeting transparency, and the appeal process timeline for the recent Zoning Administrator Action on the Burbank Ave Subdivision conflicting with tonight's Public Hearing Item 10.1.

5. PLANNING COMMISSIONERS' REPORT

Commissioner Peterson reported on the recent Annual Planning Commissioners Conference at Sonoma State University.

6. DEPARTMENT REPORTS

None.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

10.1 BURBANK AVE SUBDIVISION - MAJOR SUBDIVISION - 1400 BURBANK AVE - MAJ19-003 (PRJ19-031)

BACKGROUND: Small lot subdivision to allow for the subdivision of 4 parcels totaling approximately 14.25 acres into 138 units on 75 lots, including: 62 single-family lots, 12 duplexes and 64 multi-family apartments on one parcel. Proposed to be vesting and built in 5 phases.

Presented by: Adam Ross, City Planner

Staff responded to Commissioner inquiries to address the Public Comment and the affect a Zoning Administrator appeal may have on the Planning Commissions ability to take action for item 10.1.

The Commission agreed to open the item and have staff and applicants present, followed by opening the Public Hearing without closing it, and continuing the item to a date certain.

Ex Parte Disclosures: None.

Adam Ross, City Planner, presented and responded to Commissioner inquiries.

Applicant representatives presented.

Chair Cisco opened the Public Hearing at 5:15 p.m.

Duane DeWitt spoke in opposition to the project.

Mark Parrish spoke in opposition to the project.

Eric Paul spoke in opposition to the project.

Erin Rainberg spoke in opposition to the project.

Christina Roystan spoke in opposition to the project.

Dan Ikenberry spoke in opposition to the project.

Chair Cisco kept the Public Hearing open to allow future comments by the public at the continued meeting date.

Applicant representatives and Staff responded to Public Hearing comments.

The Planning Commission discussed Staffs revised recommendation to take final action tonight with conditions rather than continuance.

The Planning Commission decided to take action with conditions and Chair Cisco closed the Public Hearing, and continued to deliberate.

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

RESOLUTION 12005 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A SUBDIVISION TENTATIVE MAP FOR THE BURBANK AVENUE SUBDIVISION, LOCATED WITHIN THE ROSELAND PRIORITY DEVELOPMENT AREA, TO SUBDIVIDE 14.25 ACRES OVER FOUR PARCELS INTO 75 LOTS THAT WOULD ALLOW DEVELOPMENT OF 62 DETACHED SINGLE-FAMILY UNITS, 12 SINGLE-FAMILY ATTACHED DUETS, AND 64 ATTACHED RESIDENTIAL UNITS WITH THE ADDITION OF A 6 FOOT TALL GOOD NEIGHBOR FENCE ALONG THE NORTH SIDE OF PUBLIC ROAD 4, CONTINGENT UPON THE APPROVED MINOR USE PERMIT (CUP19-095). LOCATED AT 1400 BURBANK AVENUE– ASSESSOR’S PARCEL NUMBERS 125-331-003, 125-361-003, 125-361-006, 125-361-007 - FILE NUMBER PRJ19-031 (MAJ19-003).

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 6:14 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, February 27, 2020 at 4:00 p.m.

Approved on: February 27, 2020

Mike Maloney, Recording Secretary