



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Final

Thursday, August 22, 2024

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:30 p.m.

Present 6 - Chair Karen Weeks, Vice Chair Vicki Duggan, Commissioner Patti Cisco, Commissioner Aaron Pardo, Commissioner Julian Peterson, and Commissioner Terrence Sanders

Absent 1 - Commissioner Charles Carter

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None.

3. APPROVAL OF MINUTES

3.1 August 8, 2024 - Draft Minutes

Approve as submitted.

Chair Weeks opened and closed public comment at 4:31 p.m.

4. PUBLIC COMMENTS

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

Duane DeWitt commented on the Santa Rosa Plain Vernal Plan and other Community Development Commission public listening meeting from July 7, 2011. He also commented on bringing Rose-E over to Roseland.

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

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

5.2 COMMISSIONER REPORTS

None.

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

None.

6. DEPARTMENT REPORTS

None.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

Chair Weeks reordered the agenda to have item 11.3 before item 11.2.

- 11.1*** PUBLIC HEARING - CONDITIONAL USE PERMIT AND TENTATIVE MAP FOR ACACIA VILLAGE - AT 746 ACACIA LANE - FILE NO. PRJ24-006
(THIS ITEM HAS BEEN CONTINUED TO THE SEPTEMBER 12, 2024 REGULAR MEETING.)

BACKGROUND: Acacia Village is a proposal to develop approximately 2.5-acre property with 25 detached dwelling units, three of which will be designated for low-income owners. The Project entitlements include a Conditional Use Permit for a small lot subdivision and a Tentative Map to subdivide the property into 25 individual lots and common space. The project has also been granted a Density Bonus to allow a five-unit increase over the allowable density in accordance with State Law. The

project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, approve a Conditional Use Permit and Tentative Map for Acacia Village, a 25-unit housing development, located at 746 Acacia Lane.

Chair Weeks advised of the continuance.

11.2* PUBLIC HEARING - APPEAL OF THE ZONING ADMINISTRATOR'S DECISION TO APPROVE A MINOR CONDITIONAL USE PERMIT FOR THE CLUB AT FLAMINGO - GLOBAL COURT AT 2777 4TH STREET, FILE NO. CUP23-066

BACKGROUND: Appeal of the Zoning Administrator (ZA) decision approving a Minor Conditional Use Permit to allow the continued operation of a Sport and Active Recreation Facility, expanding the use of tennis courts to multi-use sport courts. The project is exempt from the California Environmental Quality Act (CEQA).

PRESENTED BY: Monet Sheikhali, Senior Planner

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, deny the Appeal and approve a Minor Conditional Use Permit for the Club at Flamingo - Global Court to allow the continued operation of a Sport and Active Recreation Facility, including multi-use sport courts for the property located at 2777 4th Street.

Ex Parte Disclosures: None.

Project Planner Sheikhali presented.

Appellant representatives made a presentation.

Appellant representatives responded to Commissioner inquiries.

Applicant representatives made a presentation.

Chair Weeks opened the Public Hearing at 5:35 p.m.

Mike Arnold spoke in opposition of the project.

Catherine Arnold spoke in opposition of the project.

Nicholas Allen spoke in opposition of the project.

Tom Skinner spoke in support of the project.

Chair Weeks closed the Public Hearing at 5:48 p.m.

Staff responded to Commissioner inquires.

Commissioners provided comments and feedback.

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

RESOLUTION NO. PC-2024-014 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPEAL OF THE ZONING ADMINISTRATOR'S DECISION TO APPROVE A CONDITIONAL USE PERMIT THAT WILL ALLOW THE CONTINUED OPERATION OF A SPORT AND ACTIVE RECREATION FACILITY, AND EXPAND THE USE OF TENNIS COURTS FOR MULTI-USE SPORT COURTS, FOR THE PROPERTY LOCATED AT 2777 4TH STREET SANTA ROSA, APN: 181-180-005, FILE NO. CUP23-066.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Vice Chair Duggan, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Commissioner Carter

11.3* PUBLIC HEARING - FISTOR DR (4301 & 4500), Exempt Project - MAP MODIFICATION - 4301 & 4500 FISTOR DR - MOD24-001

BACKGROUND: Request to modify Final Map building setback line.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by

resolution, approve the modification of the Fistor Subdivision Final Map recorded September 15, 1975, to modify building setback lines consistent with the Scenic Road Combining District (-SR) for Brush Creek Road.

Ex Parte Disclosures: None.

Project Planner Wolski presented.

Chair Weeks opened and closed the Public Hearing at 4:46 p.m.

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

RESOLUTION NO. PC-2024-013 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MODIFICATION OF THE FISTOR SUBDIVISION FINAL MAP FOR LOTS 1 AND 45, ALSO REFERRED TO AS 4301 AND 4500 FISTOR DRIVE, APNS 182-090-001, 182-090-045; FILE NUMBER MOD24-001.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Vice Chair Duggan, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Commissioner Carter

12. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:04 p.m.

Approved on: September 12, 2024

/s/ Madeline Brown, Recording Secretary