



**Planning Commission
Meeting Minutes - Draft**

Thursday, November 18, 2021

4:30 PM

SPECIAL MEETING

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:45 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. STUDY SESSION

None.

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

Chair Weeks opened and closed the Public Comment period at 4:48 p.m.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose

5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS

None.

5.3 COMMISSIONER REPORTS

Chair Weeks reported.

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

None.

6. DEPARTMENT REPORTS

Staff Liaison Trippel reported.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

9.1 FALL 2021 GENERAL PLAN AMENDMENT PACKAGE

- 9.1 (a) * PUBLIC HEARING - 38 DEGREES NORTH PHASE 3 APARTMENT HOMES - ADDENDUM TO PRERVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION - PLANNING PROJECT - 2660 PETALUMA HILL RD - PRJ21-011

BACKGROUND: The 38 Degrees North Phase 3 Project (Project) proposes a General Plan Diagram and Text Amendment and Rezoning of the entire 15.82-acre 38 Degrees North site, which includes Phases 1, 2, and 3. The requested General Plan Land Use Diagram Amendment would change the current Medium Density Residential (8.0-18.0 units per acre) and Retail and Business Services Land Use Designations to the Medium High Density Residential (18.0-30 unit per acre) Land Use Designation and eliminate the “star” symbol designating the site as a location for a Community Shopping Center as well as remove reference to Community Shopping Center on pages 2-12, 2-22, and 2-30 in the General Plan. The Project’s Rezoning application proposes a Zoning amendment to change the existing zoning designations from CSC (Community Shopping Center) and PD-96-001C to R-3-30 (Multi-Family Residential).

PROJECT PLANNER: Adam Ross

Ex Parte Disclosures: None.

Project Planner Ross presented.

Applicant Representative Dave Eadie presented.

Chair Weeks Opened and Closed the Public hearing.

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

RESOLUTION NO. 12072 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE APPROVED 38 DEGREES NORTH PHASE 2 INITIAL STUDY/MITIGATIVE NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM, (STATE CLEARINGHOUSE NO. 2020060247) FOR GENERAL PLAN AMENDMENTS, ZONING MAP AMENDMENT, AND DEVELOPMENT OF 38 DEGREES NORTH PHASE 3, A 30-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 2660 PETALUMA HILL ROAD, SANTA ROSA, APNS: 044-370-002, 044-370-010, 044-051-073, AND 044-051-055, FILE NUMBER PRJ21-011

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

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

RESOLUTION NO. 12073 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN DIAGRAM AND TEXT FOR THE 38 DEGREES NORTH PHASE 3 PROJECT FROM RETAIL AND BUSINESS SERVICES AND MEDIUM DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL AND REMOVE THE STAR SYMBOL AT THE PROJECT SITE; AMEND THE GENERAL PLAN TEXT TO REMOVE REFERENCE TO THE COMMUNITY SHOPPING CENTER ON PAGES 2-12, 2-20, AND 2-30 FOR THE PROPERTY AT 2660 PETALUMA HILL ROAD, SANTA ROSA 044-370-002, 044-370-010, 044-051-073, AND 044-051-055, FILE NUMBER PRJ21-011 (GPAM21-001)

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

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

RESOLUTION NO. 12074 ENTITLED: RESOLUTION OF THE PLANNING

COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL REZONE THE PROPERTY LOCATED AT 2660 PETALUMA HILL ROAD, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 044-370-002, 044-370-010, 044-051-073, AND 044-051-055, FROM THE CSC (COMMUNITY SHOPPING CENTER) AND PD 96-001C TO THE R-3-30 (MULTIFAMILY RESIDENTIAL) DISTRICT - FILE NUMBER PRJ21-011 (REZ21-002).

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

9.1 (b) * PUBLIC HEARING - BRUSH CREEK MINOR SUBDIVISION - Mitigated Negative Declaration - PLANNING PROJECT - 2210 BRUSH CREEK RD - PRJ20-008

BACKGROUND: The Planning Commission will making a recommendation to the City Council regarding the following requested entitlements: 1) adopt a Mitigated Declaration for the project; 2) a General Plan Amendment from Very Low Residential to the Low Residential land use designation; and, 3) Annexation and Prezoning to R-1-6 - Single-Family Residential.

PROJECT PLANNER: Kristinae Toomians

Commissioner Okrepkie left the meeting at 5:34 p.m.

Ex Parte Disclosures: None.

Project Planner Toomians presented and responded to Commissioner inquiries.

Chair Weeks opened the Public Hearing at 5:44 p.m.

Gerry Camarata shared concerns regarding the project.

Azeneth Ragnar shared concerns on the project.

Dan Hoyle shared concerns on the project.

Edwards Gregoire shared concerns on the project.

Chair Weeks closed the Public Hearing at 5:44 p.m.

Staff and the Applicant responded to Commissioner inquiries.

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

RESOLUTION NO. 12075 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BRUSH CREEK MINOR SUBDIVISION, LOCATED AT 2210 BRUSH CREEK ROAD– ASSESSOR’S PARCEL NUMBER 182-050-004 - FILE NUMBER PRJ20-008.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Okrepkie

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

RESOLUTION NO. 12076 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN FOR THE BRUSH CREEK MINOR SUBDIVISION FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 2210 BRUSH CREEK ROAD, ASSESSOR’S PARCEL NUMBER 182-050-004 – FILE NUMBER GPAM20-003 (PRJ20-008).

The motion carried by the following vote:

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

Absent: 1 - Commissioner Okrepkie

A motion was made by Commissioner Duggan, seconded by

Commissioner Holton, to waive reading of the text and adopt as amended:

RESOLUTION NO. 12077 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL PREZONE THE PROPERTY LOCATED AT 2210 BRUSH CREEK ROAD INTO THE R-1-6 (SINGLE FAMILY RESIDENTIAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 182-050-004; FILE NO. PRJ20-008.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Okrepkie

10. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:10 p.m.

Approved on: December 9, 2021

Mike Maloney, Recording Secretary