



# City of Santa Rosa

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

## Planning Commission Special Meeting Minutes - Draft

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Monday, November 2, 2020

4:00 PM

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### SPECIAL MEETING

#### 1. CALL TO ORDER

Chair Cisco called the meeting to order at 4:00 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

3.1 October 22, 2020 - Draft Minutes

Approved as submitted.

#### 4. PUBLIC COMMENTS

None.

#### 5. PLANNING COMMISSIONERS' REPORT

Chair Cisco reported.

#### 6. DEPARTMENT REPORTS

Bill Rose, Interim Deputy Director, reported.

#### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

#### 8. STUDY SESSION

None.

#### 9. CONSENT ITEMS

None.

## 10. PUBLIC HEARINGS

### 10.1 PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN IMPLEMENTATION PACKAGE - FILE NOS. ST18-002 & REZ20-008 (CONTINUED FROM OCTOBER 22, 2020)

BACKGROUND: The Santa Rosa Zoning Code implements the goals and policies of the General Plan by classifying and regulating land use and the development of structures within the City. The proposed Zoning Code amendments seek to: (1) create new zoning districts and associated development standards within the DSASP area (2) generate new DSASP combining districts to implement the transition zone standards, (3) implement the design standards of the DSASP, (4) update the Historic Combining District with additional preservation district character defining elements, (5) modify the Landmark Alteration and Design Review process to clarify and streamline the development process in the City, and (6) make necessary additions or clarifications to specific land use regulations.

The amendments to the General Plan and Downtown Station Area Specific Plan are required following Council's amendment to the Resolution adopting the Downtown Station Area Specific Plan on October 13, 2020. This amendment removed the Floor Area Ratio for 12 contributing properties within the St. Rose Preservation District.

Presenting Planner: Amy Nicholson

Amy Nicholson, Senior Planner, presented.

Chair Cisco opened the Public Hearing at 4:24 p.m.

Denise Hill spoke regarding the item.

Henry Huang spoke regarding the item.

Greg Parker spoke regarding the item.

Roy Loessin spoke regarding the item.

Chair Cisco closed the Public Hearing at 4:35 p.m.

Staff responded to Public Hearing comments and Commissioner inquiries.

Staff clarified motion and voting procedures.

**A motion was made by Commissioner Carter, seconded by Commissioner Peterson, to waive reading of the text and adopt as amended:**

**RESOLUTION NO. 12029 ENTITLED: RESOLUTION OF CITY OF SANTA ROSA PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF LIMITED GENERAL PLAN, AS PART OF THE FALL, 2020 PACKAGE, AND DOWNTOWN STATION AREA SPECIFIC PLAN AMENDMENTS CONSISTING OF TEXT CHANGES TO DEFINE THE DEVELOPMENT STANDARDS FOR TWELVE HISTORIC CONTRIBUTOR PROPERTIES WITHIN THE ST. ROSE PRESERVATION DISTRICT – FILE NUMBER ST18-002.**

**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

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

**RESOLUTION NO. 12030 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF ZONING CODE TEXT AMENDMENTS TO IMPLEMENT THE DOWNTOWN STATION AREA SPECIFIC PLAN - FILE NUMBER REZ20-008.**

**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

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

**RESOLUTION NO. 12031 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY**

**COUNCIL REZONING OF 888 PROPERTIES LOCATED WITHIN THE BOUNDARIES OF THE DOWNTOWN STATION AREA SPECIFIC PLAN - FILE NUMBER REZ20-008.**

**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 5:35 p.m.