



**Planning Commission
Meeting Minutes - Draft**

Thursday, December 9, 2021

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 6 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeff Okrepkie, and Commissioner Patti Cisco

Absent 1 - Commissioner Jeffrey Holton

2. STUDY SESSION

None.

3. APPROVAL OF MINUTES

3.1 October 14, 2021 - Draft Minutes.

Approved as submitted.

3.2 November 19, 2021 - Draft Minutes.

Approved as submitted.

4. PUBLIC COMMENTS

None.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair weeks read 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

Jessica Jones, Staff Liaison, reported.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Okrepkie abstained from item 9.1 due to a financial relationship with the applicant.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

9.1* PUBLIC HEARING - HEARN VETERANS VILLAGE - TENTATIVE MAP MINOR - 2149 W HEARN AVE - MIN21-001

BACKGROUND: (1) an Addendum to the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation Projects Final Environmental Impact Report, and (2) a Tentative Parcel Map to allow subdivision of 2.01-acre parcel into four lots ranging from approximately 20,000 to 25,000 square feet. Future development of each parcel would include a residential detached dwelling unit with an accessory dwelling unit, outdoor amenities, and associated on- and off-site improvements, for permanent supportive housing.

PROJECT PLANNER: Monet Sheikhal

Ex Parte Disclosures: None.

Monet Sheikhal, Project Planner, presented.

The Applicant representative presented.

Chair Weeks opened the public hearing at 5:05 p.m.

Laurina Radich McKrell spoke in opposition to the project.

Rebecca Davis spoke in opposition to the project.

Christina Cramer spoke in opposition to the project.

Cal Weeks spoke in support of the project.

Susan Kirk spoke in opposition to the project.

Scott Kincaid spoke in support of the project.

Shirlee Zane spoke in support of the project.

Ann Hopkin spoke in opposition to the project.

Paul Moosman spoke in support of the project with conditions.

Ross Liscum spoke in support of the project.

Sal Flores spoke in support of the project with conditions.

Chair Weeks closed the Public Hearing at 5:38 p.m.

Staff and the Applicant team responded to the Public Hearing comments and inquiries.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 12078 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE CERTIFIED ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND ROSELAND AREA ANNEXATION PROJECTS FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2016012030) FOR HEARN VETERANS VILLAGE SUBDIVISION, LOCATED AT 2149 WEST HEARN AVENUE –ASSESSOR’S PARCEL NUMBERS 134-011-012 & -013 - FILE NUMBER MIN21-001.

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan and Commissioner Cisco

Absent: 1 - Commissioner Holton

Abstain: 1 - Commissioner Okrepkie

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

RESOLUTION NO.12079 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A TENTATIVE PARCEL MAP FOR THE HEARN VETERANS VILLAGE SUBDIVISION, TO SUBDIVIDE A 2.01-ACRE PARCEL INTO FOUR LOTS, LOCATED AT 2149 WEST HEARN AVENUE – ASSESSOR’S PARCEL NUMBERS 134-011-012 & 013 - FILE NUMBER MIN21-001.

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan and Commissioner Cisco

Absent: 1 - Commissioner Holton

Abstain: 1 - Commissioner Okrepkie

9.2* PUBLIC HEARING - DUTTON MEADOWS SUBDIVISION EIR - CEQA STATUTORY EXEMPTION - PLANNING PROJECT - 2650, 2666, 2684 DUTTON MEADOW AND 1112 & 1200 HEARN AVENUE - PRJ18-039

BACKGROUND: Revised Project: The revised Dutton Meadow Subdivision Project includes a subdivision and development of an approximately 19-acre site with 137 market rate, single-family detached, two-story homes for the purposes of a small-lot subdivision. A parking reduction of 12% is requested as part of the Proposal. Public Improvements include buildout of a portion of the regional serving Northpoint Parkway Extension, new signalized intersection, and new right-of-way throughout the Project site. The Project includes a California Environmental Quality Act (CEQA) Statutory Exemption under CEQA Guidelines Section 15182 and 15183.

PROJECT PLANNER: Adam Ross

Chair Weeks recessed the meeting at 6:14 p.m.

Commissioner Holton joined the meeting at 6:15 p.m.

Commissioner Okrepkie returned to the meeting at 6:16 p.m.

Chair Weeks reconvened the meeting at 6:21 p.m.

Ex Parte Disclosures: None.

Adam Ross, Project Planner, Presented.

The Applicant presented.

Chair Weeks opened the Public Hearing at 7:09 p.m.

Arthur Deicke spoke in support of the project with concerns.

Chair Weeks closed the Public Hearing at 7:12 p.m.

Staff and the Applicant responded to Public Hearing Comments and Commissioner inquiries.

Chair Weeks recessed the meeting at 7:54 and reconvened at 8:07 p.m.

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

RESOLUTION NO. 12080 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR DUTTON MEADOWS SUBDIVISION, A 137 UNIT RESIDENTIAL SMALL LOT SUBDIVISION WITH A 12% PARKING REDUCTION - LOCATED AT 2650, 2666, 2684, DUTTON MEADOW AND 1112, 1130, AND 1250 HEARN AVENUE - ASSESSOR'S PARCEL NUMBERS 043-071-007, -022, -023 AND 043-191-021, -024, AND -016 - FILE NUMBER CUP18-101.

The motion carried by the following vote:

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

No: 1 - Commissioner Carter

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

RESOLUTION NO. 12081 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE DUTTON MEADOWS SUBDIVISION TENTATIVE MAP LOCATED AT 2650, 2666, 2684, DUTTON MEADOW AND 1112, 1130, AND 1250 HEARN AVENUE -ASSESSOR'S PARCEL NUMBERS 043-071-007, -022, -023 AND 043-191-021, -024, AND -016 - FILE NUMBER PRJ18-039 (MAJ18-006).

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

10. ADJOURNMENT

Chair Weeks adjourned the meeting at 8:57 p.m.

*Ex parte communication disclosure required.