



**Planning Commission
Meeting Minutes - Draft**

Thursday, December 8, 2022

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:36 p.m.

Present 5 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Jeffrey Holton, and Commissioner Patti Cisco

Absent 2 - Commissioner Vicki Duggan, and Commissioner Jeff Okrepkie

2. APPROVAL OF MINUTES

2.1 August 11, 2022 - Draft Minutes

Approved as submitted.

2.2 September 8, 2022 - Draft Minutes

Approved as submitted.

2.3 September 22, 2022 - Draft Minutes

Approved as submitted.

2.4 October 13, 2022 - Draft Minutes

Approved as submitted.

2.5 November 16, 2022 - Draft Minutes

Approved as submitted.

3. PUBLIC COMMENTS

None.

4. COMMISSION BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

4.2 COMMISSIONER REPORTS

None.

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

Chair Weeks read aloud an email from Jeff Okrepkie about his election to City Council.

Chair Weeks addressed the appeal of Jane Dispensary at City Council and explained the appeal for Jane Dispensary was denied.

5. DEPARTMENT REPORTS

Staff Liaison Jones reported.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - STONEBRIDGE SUBDIVISION; CEQA: ADDENDUM TO A PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION; 2220 FULTON ROAD; PRJ22-022 (CUP21-104 & MAJ21-006)

BACKGROUND: The Stonebridge Subdivision proposes a residential subdivision comprised of 108 residential lots, Parcel A, B and D designated for landscaping, and Parcel C designated for the Stonebridge Preserve.

The Planning Commission will consider an Addendum to the previously approved Stonebridge Subdivision Initial Study/Mitigated Negative Declaration; a Conditional Use Permit for a small lot subdivision; and a Tentative Map that will supersede the previously approved Stonebridge Subdivision Tentative Map (File No. PRJ19-049) for the property located at 2220 Fulton Road, Assessor's Parcel No. 034-030-070.

Project Planner: Susie Murray

Ex Parte Disclosures: None.

Project Planner Murray presented.

Applicant representatives made comments.

Chair Weeks opened the Public Hearing at 4:59 p.m.

Kathleen Galvin expressed concerns of the project.

David Jacobson, owner of the property, spoke about the project.

Chair Weeks closed the Public Hearing at 5:09 p.m.

Staff and Applicant representatives responded to Board Member inquiries.

Chair Weeks recessed the meeting at 5:19 p.m.

Chair Weeks reconvened the meeting at 5:26 p.m.

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

RESOLUTION NO. PC-2022-034 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING AN ADDENDUM TO THE STONEBRIDGE SUBDIVISION INITIAL STUDY / MITIGATED NEGATIVE DECLARATION (STATE CLEARINGHOUSE NO. (2020059046) FOR THE STONEBRIDGE SUBDIVISION – MAP MODIFICATION PROJECT, LOCATED AT 2220 FULTON ROAD, ASSESSOR’S PARCEL NUMBER 034-030-070; FILE NUMBER PRJ22-022 (MAJ21-006 & CUP21-104)

The motion carried by the following vote:

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

Absent: 2 - Commissioner Duggan and Commissioner Okrepkie

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

RESOLUTION NO. ENTITLED PC-2022-035: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, A SMALL LOT SUBDIVISION WITH 108 RESIDENTIAL LOTS, PARCELS A, B AND D THAT ARE DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT FOR THE STONEBRIDGE SUBDIVISION, FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NUMBER 12056, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD; FILE NUMBER PRJ22-022 (CUP21-104 AND MAJ21-006)

The motion carried by the following vote:

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

Absent: 2 - Commissioner Duggan and Commissioner Okrepkie

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

RESOLUTION NO. ENTITLED PC-2022-036: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE STONEBRIDGE SUBDIVISION TENTATIVE MAP, TO ALLOW THE SUBDIVISION OF ONE PARCEL INTO 108 RESIDENTIAL LOTS, PARCELS A, B AND D DESIGNATED FOR LANDSCAPING, AND PARCEL C DESIGNATED FOR THE STONEBRIDGE PRESERVE, AND VOIDING THE PREVIOUSLY APPROVED MAP, CITY FILE NUMBER PRJ19-049, APPROVED BY PLANNING COMMISSION RESOLUTION NO. 12057, DATED MAY 27, 2021, FOR THE PROPERTY LOCATED AT 2220 FULTON ROAD, ASSESSOR'S PARCEL NO. 034-030-070; FILE NUMBER PRJ22-002 (CUP21-104 AND MAJ21-006)

The motion carried by the following vote:

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

Absent: 2 - Commissioner Duggan and Commissioner Okrepkie

EXEMPT PROJECT - MINOR CONDITIONAL USE PERMIT - 5761
MOUNTAIN HAWK, SUITES 201 - 207, FILE NO. CUP22-045

BACKGROUND: Minor Conditional Use Permit to operate a 24-bed community care facility on the second floor of an existing commercial mixed-use building, within seven existing residential units. The project proposes one monitored detoxification and withdrawal management/residential addiction treatment facility in Suites 201 through 207. The facility would provide non-medical residential care for the addicted, including (but not limited to) monitoring and observing clients during the detoxification process, providing addiction education and relapse prevention services.

Project Planner: Noor Bisla

Ex Parte Disclosures: None.

Project Planner Bisla presented.

Applicant Wignall made a vocal presentation.

Applicant Wignall responded to Board Member inquiries.

Chair Weeks recessed the meeting at 6:02 p.m.

Chair Weeks reconvened the meeting at 6:08 p.m.

Chair Weeks opened Public Hearing at 6:11 pm

David Chen spoke in opposition of the project.

David Paul spoke in opposition of the project.

Kermit Springstead spoke in opposition of the project.

Robert Butler spoke in opposition of the project.

Nancy Wang spoke in opposition of the project.

Judy Chen spoke in opposition of the project.

Paul Booker asked for clarification of the project.

Qing Xu spoke in opposition of the project.

DJ Filister spoke in opposition of the project.

Rashmi Sridhara spoke in opposition of the location of the project.

Julia Perlman spoke in opposition of the project.

Tracy spoke in opposition of the project.

Vincent Pfeifferling spoke in support of the project.

Maryann Poni spoke in opposition of the project.

Weixiang Shi spoke in opposition of the location of the project.

Shelby Moeller spoke in opposition of the project.

Greg Cohee spoke in opposition of the project.

Tamra Park spoke in opposition of the project.

Kathie Ramosotti spoke in opposition of the project.

Kim Cohee spoke in opposition of the project.

Beibei Sun spoke in opposition of the project.

Kati Moncada spoke in support of the project.

Chair Weeks recessed the meeting at 7:03 p.m.

Chair Weeks reconvened the meeting at 7:09 p.m.

Amanda Medford spoke in opposition of the project.

Anastasio spoke in frustration about lack of Spanish interpreters.

JiinHui Yuang spoke in opposition of the project.

Ginny Laughlin spoke in opposition of the project.

Anastazja Maziarz spoke in opposition of the project.

Jeremy Pierce spoke in opposition of the project.

Qun Li spoke in opposition of the project.

Julie Lin spoke in opposition of the project.

Yue Yang expressed concerns about the project.

Jack Qin spoke in opposition of the project.

Lane Jackson spoke in opposition of the project.

Richard Golub spoke in opposition of the project.

Daniel Yan spoke in opposition of the project.

Ying Zeng spoke in opposition of the project.

Sam Chen spoke in opposition of the location of project.

Dave Williamson spoke in support of Pura Vida, but has concerns of the project location.

Christine Muscatow spoke in opposition of the project.

Chunlan Qin spoke in opposition of the project.

Kate Jehue spoke in support of the project.

Zonghui Wang spoke in opposition of the project.

John Shanahan spoke in opposition of the project location.

Yanzhu Wen spoke in opposition of the project.

Janis Simila expressed concerns of the project.

Brian Hall expressed concerns of the project.

Hong Qin spoke opposition of the project.

Tracy Cui spoke in opposition of the project.

Bill Berthium spoke in opposition of the project.

Nancy spoke in opposition of the project.

Jay Levine spoke in opposition of the project.

Yucun Li spoke in opposition of the project.

Prital Desai spoke in opposition of the project location.

Thomas Cyrus spoke in opposition of the project.

Hongmeng Zheng spoke in opposition of the project.

Anna Teng spoke in opposition of the project.

Robbie Wang spoke in opposition of the project.

Luke Reimer spoke in opposition of the project.

Chair Weeks closed the Public Hearing at 8:32 p.m.

Chair Weeks recessed the meeting at 8:32 p.m.

Chair Weeks reconvened the meeting at 8:42 p.m.

Staff responded to Board Member inquiries.

Applicant Wignall responded to Board Member inquiries.

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

RESOLUTION NO. PC-2022-037 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MINOR CONDITIONAL USE PERMIT FOR PURA VIDA RECOVERY SERVICES, A 24-BED COMMUNITY CARE FACILITY, AND VOIDING THE PREVIOUSLY ISSUED ZONING CLEARANCE ISSUED ON JULY 22, 2022, FOR A COMMUNITY CARE FACILITY WITH 6 OR FEWER CLIENTS (FILE NUMBER ZC22-0202), LOCATED AT 5761 MOUNTAIN HAWK DR, SANTA ROSA, SUITES 201-207, APN: 153-180-029 - FILE NUMBER CUP22-045

The motion failed by the following vote:

No: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton and Commissioner Cisco

Absent: 2 - Commissioner Duggan and Commissioner Okrepkie

9. ADJOURNMENT

Chair Weeks adjourned the meeting at 9:43 p.m.

Approved on:

Lani Buckheit, Recording Secretary