



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Draft

---

Thursday, March 23, 2023

4:30 PM

---

### 1. CALL TO ORDER AND ROLL CALL

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

**Present** 5 - Chair Karen Weeks, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, Commissioner Charles Carter, and Commissioner Patti Cisco

**Absent** 2 - Vice Chair Julian Peterson, and Commissioner Terrence Sanders

### 2. APPROVAL OF MINUTES

None.

### 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)

None.

### 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 - TIERRA DE ROSAS FKA ROSELAND VILLAGE NEIGHBORHOOD CENTER, CEQA EXEMPT PROJECT - TENTATIVE MAP EXTENSION REQUEST - 665 & 883 SEBASTOPOL RD - EXT22-0019

BACKGROUND: Extension request for approved Tentative Map (MAJ17-006) to subdivide a 7.41-acre site into five lots and a Density Bonus with three concessions to allow the planned development of the Tierra de Rosas mixed use project with 175 multi-family units, including 75 affordable units, a 25,000 sf civic building, a 5,000 sf market place, and a 1-acre public plaza.

PROJECT PLANNER: Christian Candelaria

Ex Parte Disclosures: None.

Project Planner Candelaria presented.

Staff and Applicant representatives responded to Board Member inquiries.

Chair Weeks opened the public hearing at 4:41 p.m.

John Poulson expressed concerns about the project.

Chair Weeks closed the public hearing at 4:44 p.m.

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

**RESOLUTION ENTITLED PC-2023-007: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE TIERRA DE ROSAS FKA ROSELAND VILLAGE NEIGHBORHOOD CENTER SUBDIVISION LOCATED AT 665 AND 883 SEBASTOPOL ROAD, ASSESSOR'S PARCEL NUMBERS 125-111-037 AND 125-101-031. FILE NUMBER EXT22-0019**

**The motion carried by the following vote:**

**Yes:** 5 - Chair Weeks, Commissioner Duggan, Commissioner Holton,  
Commissioner Carter and Commissioner Cisco

**Absent:** 2 - Vice Chair Peterson and Commissioner Sanders

**8.2 STUDY SESSION - 2022 GENERAL PLAN ANNUAL REPORT**

**BACKGROUND:** The General Plan Annual Report will provide an overview of progress made in 2022 toward achieving General Plan goals, policies, and implementation measures.

**PROJECT PLANNER:** Sheila Wolski

Supervising Planner Lyle introduced the General Plan 2022 Report.

Project Planner Wolski presented.

Chair Weeks opened the public hearing at 5:17 p.m.

Chris Gunther expressed concerns about the progress of the 2022 General Plan and Bike and Pedestrian Master Plan.

Chair Weeks closed the public hearing at 5:20 p.m.

Staff responded to Board Member inquiries.

Chair Weeks recessed the meeting at 5:29 p.m. due to technical difficulties with Zoom.

Chair Weeks reconvened the meeting at 5:40 p.m.

Staff responded to Board Member inquiries.

**A motion was made by Commissioner Cisco, seconded by Commissioner Holton, to accept the General Plan Annual Review Report for 2022.**

**The motion carried by the following vote:**

**Yes:** 5 - Chair Weeks, Commissioner Duggan, Commissioner Holton,  
Commissioner Carter and Commissioner Cisco

**Absent:** 2 - Vice Chair Peterson and Commissioner Sanders

## 9. ADJOURNMENT

Chair Weeks adjourned the meeting at 5:59 p.m.

Approved on:

---

Lani Buckheit, Recording Secretary