

## **Attachment 6**

Minutes of the November 1, 2016 and March 28, 2017 joint Planning Commission and City Council meetings (excerpts)

Minutes of the September 14, 2017 and February 14, 2019 Planning Commission Meetings (excerpts)

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**SANTA ROSA CITY COUNCIL MINUTES  
REGULAR MEETING  
CITY HALL, 100 SANTA ROSA AVENUE  
NOVEMBER 1, 2016**

**1. CALL TO ORDER AND ROLL CALL**

Mayor Sawyer called the meeting to order at 1:03 p.m. Council Members present: Mayor Sawyer, Vice Mayor Schwedhelm, Council Members Combs, Coursey, and Wysocky. Council Member Carlstrom arrived at 1:12 p.m. Council Member Olivares was absent.

Planning Commissioners also present: Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson, and Groninga. Commissioners Crocker and Dippel were absent.

**2. ANNOUNCEMENT OF CLOSED SESSION ITEMS**

Mayor Sawyer recessed the meeting to closed session at 1:06 p.m. to discuss Items 2.1 – 2.2 as listed on the agenda:

**2.1 CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code Section 54956.8)**

Property: 3012 Dutton Meadow, Santa Rosa - APN: 043-200-004 Agency Negotiator: Jill Scott, Right-of-Way Agent

Negotiating Parties: Marcus R. and Kathy A. Bell Trust and Shawn M. Ratto 2005 Trust

Under Negotiations: Price and terms of payment.

**2.2 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Paragraph (1) of subdivision (d) of Government Code Section 54956.9)**

Name of Case: Seth McDonald v. State of California, City of Santa Rosa, et al.

Sonoma County Superior Court Case No.: SCV-256495

Mayor Sawyer adjourned closed session at 2:25 p.m. and reconvened the meeting to open session in the Council Chamber at 3:06 p.m.

**SPECIAL JOINT CITY COUNCIL/PLANNING COMMISSION STUDY SESSION**

Mayor Sawyer recused himself from the meeting at 3:08 p.m.

**3. STUDY SESSION**

**3.1 SOUTHEAST GREENWAY ALTERNATIVES**

Since 2011, Santa Rosa City Council goals have included acknowledgement and support of the Southeast Greenway planning efforts. In October 2015, the Council initiated a General Plan Amendment and Rezoning, along with preparation of an Environmental Impact Report, for 57 acres of land owned by Caltrans originally planned for an extension of Highway 12. The purpose of this session is to present draft guiding principles and three land use and circulation alternatives and solicit feedback from the Planning Commission and City Council to help develop a preferred alternative.

Presented by Lisa Kranz, Supervising Planner.

## **PUBLIC COMMENT**

PW Hughes spoke in support to the item.

Judy Kennedy spoke in support to the item.

Rick Theis spoke in support to the item.

Wendy Eliot spoke in support to the item.

Bpb Gaiser spoke in support to the item.

Thea Hensel spoke in support to the item.

Linda Proulx spoke in support to the item.

Duane DeWitt spoke in support to the item.

Thomas Ells spoke in support to the item.

Katherine Anderson spoke in support to the item.

Wendy Krupnick spoke in support to the item.

Vice Mayor Schwedhelm adjourned the Special Joint Meeting of the City Council/Planning Commission at 5:36 p.m. and recessed the meeting at 5:38 p.m.

Mayor Sawyer reconvened the Regular meeting of the City Council at 6:10 p.m.

### **4. ANNOUNCEMENT OF ROLL CALL**

City Clerk Gomez announced that all Council Members were present with the exception of Council Member Olivares.

### **5. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS**

Interim City Attorney Stricker reported that the Council met in closed session regarding Items 2.1 and 2.2 as listed on the agenda and no action was taken by the Council.

### **6. PROCLAMATIONS/PRESENTATIONS**

#### **6.1 PROCLAMATION - NORTHBAY VETERANS RESOURCE CENTER**

Council Member Wysocky read the proclamation and presented it to Staci Jones, North Coast Regional Site Director.

### **7. STAFF BRIEFINGS – NONE.**

### **8. CITY MANAGER'S/CITY ATTORNEY'S REPORTS – NONE.**

### **9. STATEMENTS OF ABSTENTION BY COUNCIL MEMBERS**

No statements of abstention were made.

### **10. MAYOR'S/COUNCIL MEMBERS' REPORTS**

The Mayor and Council Members made announcements and reports of interest to the Council.

#### **10.1 MAYOR'S/COUNCIL MEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)**

##### **10.1.1 Council Subcommittee Reports**

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Mayor Coursey adjourned closed session at 3:40 p.m. and reconvened the meeting to open session in the Council Chamber at 4:08 p.m.

### 3. STUDY SESSION

City Clerk Gomez announced that all Council Members were present with the exception of Council Member Olivares. Council Member Sawyer recused himself from the special joint meeting.

Planning Commissioners also present: Chair Cisco, Commissioners Duggan, Edmondson, Groninga, and Stanley. Vice Chair Crocker was absent and Commissioner Rumble recused himself from the special joint meeting.

#### 3.1

#### **SOUTHEAST GREENWAY PREFERRED ALTERNATIVE**

Since 2011, Santa Rosa City Council goals have included acknowledgement and support of the Southeast Greenway planning efforts. In October 2015, the Council initiated a General Plan Amendment and Rezoning, and preparation of an Environmental Impact Report (EIR) for 57 acres of land owned by Caltrans originally planned for an extension of Highway 12. On November 1, 2016, the Planning Commission and Council held a joint session to consider and provide feedback regarding draft guiding principles and three land use and circulation alternatives. The purpose of this session is to present the preferred alternative and solicit feedback from the Planning Commission and City Council to develop the General Plan Amendment, Rezoning and EIR.

Presented by Erin Morris, Senior Planner and Patrick Streeter, Senior Planner.

#### PUBLIC COMMENT

Duane DeWitt spoke in support of the preferred alternative.

Carol Vellutini spoke in opposition to the preferred alternative.

Elly Grogan spoke in support of the preferred alternative without the additional housing.

Bob Gaiser spoke in support of the preferred alternative without the additional housing.

Jim Nantell spoke in support of the preferred alternative without the additional housing near Spring Lake and Annadel State Park.

Cordel Stillman, Deputy Chief Engineer at Sonoma County Water Agency, spoke in support of the preferred alternative without the additional housing near Spring Lake and Annadel State Park.

Wendy Eliot, Conservation Director at Sonoma Land Trust, spoke in support of the preferred alternative.

Stephan Barnhart spoke in support of the preferred alternative.

Stephen Fuller-Rowell spoke in support of the preferred alternative.

Thea Hensel spoke in support of the preferred alternative.

Jenny Downing spoke in support of the preferred alternative without the additional housing.

Katharine Anderson spoke in support of the preferred alternative without the additional housing.

Luke Snyder spoke in support of the preferred alternative without the additional housing.

Chris Bell spoke in support of the preferred alternative.

Peter Tscherneff spoke in support of the preferred alternative.

Thomas Ells spoke in support of the preferred alternative.

Steve Birdlebough spoke in support of the preferred alternative.

Theresa Schultz spoke in support of the preferred alternative.

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David Ptreuis spoke in support of the preferred alternative without the additional housing.

Mayor Coursey adjourned the special joint meeting of the City Council/Planning Commission at 6:38 p.m. and reconvened the meeting at 6:44 p.m.

#### **4. ANNOUNCEMENT OF ROLL CALL**

**Present:** 6 - Mayor Chris Coursey, Vice Mayor Jack Tibbetts, Council Member Julie Combs, Council Member Chris Rogers, Council Member John Sawyer and Council Member Tom Schwedhelm

**Absent:** 1 - Council Member Ernesto Olivares

#### **5. REPORT, IF ANY, ON STUDY AND CLOSED SESSIONS**

Interim City Attorney Stricker reported on Items 2.2 and 2.4 that the Council met in closed session and that there was no action to report.

Mayor Coursey announced the appointment of Sue Gallagher as the City Attorney.

#### **6. PROCLAMATIONS/PRESENTATIONS - NONE.**

#### **7. STAFF BRIEFINGS - NONE.**

#### **8. CITY MANAGER'S/CITY ATTORNEY'S REPORTS**

City Manager McGlynn requested that Item 14.4 be continued to a future meeting.

#### **9. STATEMENTS OF ABSTENTION BY COUNCILMEMBERS**

No statements of abstention were made.

#### **10. MAYOR'S/COUNCILMEMBERS' REPORTS**

Mayor and Council Members made announcements and reports of interest to the Council.

##### **10.1 MAYOR'S/COUNCILMEMBERS' SUBCOMMITTEE AND LIAISON REPORTS (AND POSSIBLE COUNCIL DIRECTION TO BOARD REPRESENTATIVE ON PENDING ISSUES, IF NEEDED)**

###### **10.1.1 Council Subcommittee Reports**

Council Member Schwedhelm provided a brief report on the Homeless

Mike Raymond spoke regarding the Greenway Proposal / Hwy 12 at Farmers Lane highway infrastructure improvements.

Deborah Smith spoke in protest to the Verizon Wireless cell tower at 510 Lewis Road.

Chair Cisco closed the public comment at 4:21p.m.

## **5. PLANNING COMMISSIONERS' REPORT**

Presented by Chair Cisco and Casey Edmondson.

### **5.1 Certificate of Appreciation for Ashle Crocker.**

Chair Cisco presented the Certificate of Appreciation to former Vice Chair Ashle Crocker.

## **6. DEPARTMENT REPORTS**

Presented by Clare Hartman, Planning Deputy Director.

## **7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

None.

## **8. PUBLIC HEARINGS**

### **\*8.1 PUBLIC HEARING - DRAFT ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AND ZONING CODE AMENDMENTS AND REZONING - SOUTHEAST GREENWAY IN SOUTHEAST SANTA ROSA - FILE NO. ST14-003**

BACKGROUND: The purpose of the public hearing will be to receive public comment and recommendations on the Draft Environmental Impact Report (EIR) for the Southeast Greenway project, which provides environmental analysis on proposed amendments to the General Plan and Zoning Code, as well as Rezoning for 57 acres located in southeast Santa Rosa, which was previously planned for an extension of Highway 12. The project would establish General Plan land uses and associated Zoning districts, and would provide General Plan goals and policies designed to implement the communities vision for the area.



Jessica Jones, Supervising Planner and the project Consultant Team.

Ex Parte Disclosures: None.

Chair Cisco opened the public hearing at 5:18 p.m.

Stephen Barnhart spoke in support of the project.

Susan Bennett spoke in support of the project.

Bob Harder spoke in support of the project.

Thea Hensel spoke in support of the project.

Duane DeWitt spoke in opposition to the project.

Ann Preloch spoke regarding the County CEQA representation.

Chris Gunther spoke in support of the project.

Chair Cisco closed the public hearing at 5:38 p.m.

Commissioners commented on the EIR.

Item 8.1 was Received and Filed.

## **9. ADJOURNMENT**

Chair Cisco adjourned the meeting at 6:02 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, September 28, 2017 at 4:00 p.m.

**Approved on:**

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**Clare Hartman, Executive Secretary**

Staff and Applicant addressed the public comments and responded to Commissioner inquiries.

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

**RESOLUTION NO. 11938 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING SUBDIVISION TENTATIVE MAP FOR THE LANTANA PLACE HOMES SUBDIVISION, LOCATED WITHIN THE ROSELAND PRIORITY DEVELOPMENT AREA, TO SUBDIVIDE A 3.79 ACRE PARCEL INTO 48 LOTS THAT WOULD ALLOW DEVELOPMENT OF 48 AFFORDABLE ATTACHED RESIDENTIAL DUETS PURSUANT TO THE MINOR USE PERMIT (CUP18-085) AND MINOR DESIGN REVIEW PERMIT (DR18-031). LOCATED AT 2979 DUTTON MEADOW – ASSESSOR’S PARCEL NUMBERS 043-121-013 - FILE NUMBER PRJ18-030 (MAJ18-004).**

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

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

**Abstain:** 1 - Commissioner Kalia

The meeting went into recess at 5:13 p.m.

Commissioner Kalia returned to Council Chamber at 5:14 p.m.

The meeting reconvened at 5:15 p.m.

**10.3**

**SOUTHEAST GREENWAY - REVISED DRAFT ENVIRONMENTAL IMPACT REPORT - ST14-003**

**BACKGROUND:** The proposed Southeast Greenway project would establish General Plan land uses and associated zoning districts within a 57-acre area that spans a 1.9-mile linear path from Farmers Lane/Highway 12 to Spring Lake Regional Park. Implementation and adoption of the project would result in new development potential of up to 47.2 acres of parks and recreational uses/open space, 244

multi-family housing units, and 12,000 square-feet of commercial space. No physical changes to the site are proposed at this time.

Jessica Jones, Supervising Planner

Staff responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 5:35 p.m.

Bob Geizer spoke regarding concerning elements

Mike Raymond spoke regarding concerning elements.

Peter Bassing spoke regarding concerning elements.

Duane De Witt spoke regarding concerning elements.

Thomas Ells spoke regarding concerning elements.

Rick Coats spoke regarding concerning elements.

Chair Cisco closed the Public Hearing at 5:50 p.m.

#### **10.4 BICYCLE AND PEDESTRIAN MASTER PLAN UPDATE 2018**

BACKGROUND: The updated bicycle and pedestrian projects, programs and policies are included in the Bicycle and Pedestrian Master Plan Update 2018 (Plan Update 2018). The proposal includes the Plan Update 2018 and text amendments to the General Plan consistent with the Bicycle and Pedestrian Master Plan

Nancy Adams, Transportation Planner

Chair Cisco opened the Public Hearing at 6:22 p.m.

Bob Geizer spoke regarding elements of the update.

Duane DeWitt spoke regarding elements of the update.