



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, May 23, 2019

4:00 PM

1. CALL TO ORDER

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

2. ROLL CALL

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

Absent 1 - Commissioner Julian Peterson

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

None.

5. PLANNING COMMISSIONERS' REPORT

Chair Cisco reported on the Rose Parade.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. REPORT ITEMS

- 8.1** SOUTHEAST GREENWAY ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, REZONING, AND ZONING CODE TEXT AMENDMENT - ST14-003, GPAM19-002, REZ19-007

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 and consultant team made a presentation.

Staff and consultant team responded to Commissioner inquiries.

Anne Seeley spoke in support of the project.

Peter Bassing spoke in opposition to the project.

Mike Raymond spoke in opposition to the project.

Steve Kadar spoke in opposition to the project.

Linda Proulx spoke in support of the project.

John McCaull spoke in support of the project.

Bob Harder spoke in support of the project.

Katherine Anderson shared a presentation and spoke in support of the project.

David Petritz spoke in support of the project.

Melanie Parker spoke in support of the project.

Jim Reedy spoke in support of the project.

Kent Gilfree spoke in support of the project.

Staff and consultant team spoke regarding public concerns.

Representative from Sonoma Land Trust answered Commissioner questions.

Staff responded to Commissioner questions.

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

RESOLUTION 11961 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE SOUTHEAST GREENWAY GENERAL PLAN AMENDMENT AND REZONING PROJECT - FILE NUMBERS ST14-003, GPAM19- 002 AND REZ19-007.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Peterson

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

RESOLUTION 11962 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL ADOPTION OF FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE SOUTHEAST GREENWAY GENERAL PLAN AMENDMENT AND REZONING PROJECT - FILE NUMBERS ST14-003, GPAM19- 002 AND REZ19-007.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Peterson

A motion was made by Commissioner Duggan, seconded by

Commissioner Kalia, to waive reading of the text and adopt:

RESOLUTION 11963 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT FOR THE SOUTHEAST GREENWAY GENERAL PLAN AMENDMENT AND REZONING PROJECT - FILE NUMBERS ST14-003, GPAM19-002 AND REZ19-007.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Peterson

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

RESOLUTION 11964 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL ADDING ZONING DISTRICTS TO THE AREA WITHIN THE SOUTHEAST GREENWAY BOUNDARATIES, A 1.9 LINEAR MILE AREA BETWEEN FARMERS LANE/HIGHWAY 12 AND SPRING LAKE REGIONARL PARK, IN SOUTHEAST SANTA ROSA - FILE NUMBERS ST14-003, GPAM19-002 AND REZ19-007.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Peterson

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

RESOLUTION 11965 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF ZONING CODE TEXT AMENDMENTS RELATED TO THE SOUTHEAST GREENWAY GENERAL PLAN AMENDMENT AND REZONING PROJECT - FILE NUMBERS ST14-003, GPAM19-002 AND REZ19-007.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Peterson

The meeting went into Recess at 5:29 p.m.

The meeting Reconvened at 5:35 p.m.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

**10.1 CAPITAL IMPROVEMENT PROGRAM GENERAL PLAN
CONSISTENCY - STUDY FILE - 0 CITYWIDE - ST19-002**

BACKGROUND: Government Code Section 65401 requires that the Planning Commission review public projects associated with the City's Capital Improvement Program (CIP) each year for consistency with the General Plan. There are 14 projects to be evaluated as part of the 2019-2020 CIP.

Amy Nicholson, City Planner

Staff responded to Commissioner inquiries.

Chair Cisco opened and closed the Public Hearing at 5:46 p.m.

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

**RESOLUTION 11966 ENTITLED: RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF SANTA ROSA FINDING THAT THE NEW
PROJECTS INCLUDED IN THE DRAFT 2019-2020 CAPITAL
IMPROVEMENT PROGRAM ARE CONSISTENT WITH THE SANTA ROSA
GENERAL PLAN – FILE NO. ST19-002.**

The motion carried by the following vote:

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

Absent: 1 - Commissioner Peterson

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 5:47 p.m. to the next regularly
scheduled Planning Commission meeting to be held on Thursday,
June 13, 2019 at 4:00 p.m.

Approved on:

Clare Hartman, Executive Secretary