



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, June 27, 2019

4:00 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present 7 - Chair Patti Cisco, Vice Chair Karen Weeks, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

3. APPROVAL OF MINUTES

3.1 June 13, 2019 - Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

None.

5. PLANNING COMMISSIONERS' REPORT

None.

6. DEPARTMENT REPORTS

Presented by Bill Rose, Supervising Planner.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

10.1* PUBLIC HEARING - BAGGETT COTTAGES - TENTATIVE MAP
MAJOR - 1084 DUTTON AVE - FILE NO. MAJ18-007
BACKGROUND: Subdivide an existing 1.06 acre-parcel into 6 lots. Two existing single-family houses to be relocated onto their own parcels.

Construct four new single-family attached duet units, two car garages for the existing homes to remain and add one Accessory Dwelling Unit over the new garages.

Project Planner: Adam Ross

Ex Parte Disclosures: None.

Staff responded to Commissioner inquiries.

Chair Cisco opened and closed the Public hearing at 4:17 p.m.

Staff responded to additional Commissioner inquiries.

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

RESOLUTION NO. 11968 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A SUBDIVISION TENTATIVE MAP FOR THE BAGGETT COTTAGES SUBDIVISION, LOCATED WITHIN THE ROSELAND PRIORITY DEVELOPMENT AREA, TO SUBDIVIDE A ONE-ACRE PARCEL INTO SIX LOTS THAT WOULD ALLOW DEVELOPMENT OF FOUR NEW ATTACHED RESIDENTIAL DUETS, THE RELOCATION OF THE TWO EXISTING HOMES ON-SITE, WITH ADDITION OF AN ACCESSORY DWELLING UNIT SUBJECT TO THE APPROVAL OF MINOR CONDITIONAL USE PERMIT (CUP18-125) AND MINOR DESIGN REVIEW PERMIT (DR18-056) LOCATED AT 1084 DUTTON AVENUE – ASSESSOR'S PARCEL NUMBERS 125-281-045 - FILE NUMBER PRJ18-046 (MAJ18-007).

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

10.2* ACACIA VILLAGE - CONDITIONAL USE PERMIT & TENTATIVE MAP-746 ACACIA LN - FILE NO. PRJ18-036

BACKGROUND: Acacia Village is a proposal to develop an approximately 2.5-acre property with 25 detached dwelling units, three of which will be designated for low-income owners. The Project entitlements include a Conditional Use Permit for a small lot subdivision

and a Tentative Map to subdivide the property into 25 individual lots and common space. The project has also been granted a Density Bonus to allow a five-unit increase over the allowable density in accordance with State Law.

Project Planner: Susie Murray

Ex Parte Disclosures: None.

Applicant representatives made a presentation.

Chair Cisco opened the Public Hearing at 5:08 p.m.

Allan Koffman discussed concerns and recommendations.

Frank Rivera spoke in opposition to the project.

Bruce Discosky discussed concerns and recommendations.

James Gohen spoke in opposition to the project.

Cody Kyle spoke in opposition to the project.

Terry Cerisimi spoke in opposition to the project.

Chair Cisco closed the Public Hearing at 5:22 p.m.

Applicant representatives and staff from multiple divisions addressed the Public Hearing concerns and answered Commissioner inquiries.

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

RESOLUTION NO. 11969 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR ACACIA VILLAGE, A SMALL LOT SUBDIVISION - LOCATED AT 746 ACACIA LANE - FILE NUMBER PRJ18-036 .

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter,
Commissioner Duggan, Commissioner Kalia, Commissioner
Okrepkie and Commissioner Peterson

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

**RESOLUTION NO. 11970 ENTITLED: RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE ACACIA
VILLAGE TENTATIVE MAP LOCATED AT 746 ACACIA LANE - FILE
NUMBER PRJ18-036.**

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter,
Commissioner Duggan, Commissioner Kalia, Commissioner
Okrepkie and Commissioner Peterson

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 6:01 p.m. to the next regularly
scheduled Planning Commission meeting to be held on July 25 at
4:00 p.m.