City of Santa Rosa

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

Planning Commission
Regular Meeting Minutes - Draft

Thursday, August 8, 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

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Approved as submitted.

4. PUBLIC COMMENTS

Duane De Witt discussed the importance of urban trees.

5. PLANNING COMMISSIONERS' REPORT

Presented by Chair Cisco.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

Chair Cisco re-ordered item 8.1 and 10.1 and went into a brief recess for presentation technical difficulties

8. STUDY SESSION

8.1 HOUSING ALLOCATION PLAN ORDINANCE UPDATE AND NEW COMMERCIAL LINKAGE FEE

BACKGROUND: Receive and comment on the policy implications of updating the Housing Allocation Plan Ordinance and consideration of a new Commercial Linkage Fee to increase affordable housing production.

Jessica Jones, Supervising Planner and Andy Gustavson, Senior Planner presented.

David Gouin, Director of Housing and Community Services, David Guhin, Assistant City Manager, Karen Warner of Karen Warner Associates, Clare Hartman, Planning Deputy Director, Heather Heinsworth of M Group, Andy Gustavson, Senior Planner and Raissa De La Rosa, Economic Development Manager, responded to Commissioner Inquiries.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

10.1* RECESS SELF-STORAGE (A MIXED-USE DEVELOPMENT) - PREZONING, HILLSIDE DEVELOPMENT PERMIT, TENTATIVE PARCEL MAP AND MINOR CONDITIONAL USE PERMIT - 4200 & 4224 SONOMA HWY - PRJ18-050

BACKGROUND: The Planning Commission will consider a Mitigated Negative Declaration, a proposal to Prezone for Annexation a two-parcel County island, located at 4200 & 4224 Sonoma Highway, into the City of Santa Rosa; and to subdivide the property at 4224 Sonoma Highway into three separate parcels, then develop the a 2.68-acre area with two multi-family housing structures and a 124,000-square foot, four-story self-storage facility. The project boundary includes 4200 and 4224 Sonoma Highway, Assessor's Parcel Nos. 032-010-005 & 032-010-023; File No. PRJ18-050.

Presented by Susie Murray, Senior Planner.

Ex Parte Disclosures: None.

Susie Murray, Senior Planner, presented and responded to

Commissioner inquiries.

An applicant representative made a presentation.

Staff and the applicant responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 4:37 p.m.

Duane De Witt spoke in favor of the project with future land use (housing) conditions.

Chair Cisco closed the Public Hearing at 4:40 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 11972 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING PROGRAM, FOR RECESS SELF-STORAGE (A MIXED-USE DEVELOPMENT), LOCATED AT 4200 AND 4224 SONOMA HIGHWAY; ASSESSOR'S PARCEL NUMBERS 032-010-005 AND 032-010-023; FILE NO. PRJ18-050.

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

Staff responded to Commissioner Inquiries regarding the Tentative Map Resolution.

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

RESOLUTION NO. 11973 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERTIES LOCATED AT 4200 AND 4224 SONOMA HIGHWAY (ASSESSOR'S PARCEL NUMBERS 032-010-005 AND 032-010-023) TO THE CG (GENERAL COMMERCIAL) ZONING DISTRICT;

FILE NO. PRJ18-050.

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

RESOLUTION NO 11974 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE RECESS SELF-STORAGE (A MIXED-USE DEVELOPMENT) TENTATIVE MAP LOCATED AT 4224 SONOMA HIGHWAY - FILE NUMBER PRJ18-050.

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 Vice Chair Weeks, seconded by Commissioner Duggan, to waive reading of the text and adopt RESOLUTION NO 11975 ENTITLED:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR RECESS SELF-STORAGE (A MIXED-USE DEVELOPMENT), LOCATED AT 4224 SONOMA HIGHWAY; FILE NUMBER PRJ18-050.
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 Vice Chair Weeks, seconded by Commissioner Duggan,to waive reading of the text and adopt RESOLUTION NO 11976 ENTITLED:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MINOR CONDITIONAL USE PERMIT FOR RECESS SELF-STORAGE (A MIXED-USE DEVELOPMENT) - LOCATED AT 4224 SONOMA HIGHWAY- FILE NUMBER PRJ18-050.

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

Chair Cisco recessed the meeting at 4:57 p.m.

Chair Cisco reconvened the meeting at 5:03 p.m. to hear item 8.1.

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 7:43 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, August 22, 2019 at 4:00 p.m.