



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, February 27, 2020

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 January 23, 2020 - Draft Minutes

Approved as submitted.

3.2 February 13, 2020 - Draft Minutes.

Approved as submitted.

4. PUBLIC COMMENTS

Duane Dewitt spoke regarding affordable housing and public meeting transparency.

5. PLANNING COMMISSIONERS' REPORT

Chair Cisco reported on the Waterway Advisory Committee including her appointment of Commissioner Carter as her replacement to the Committee.

6. DEPARTMENT REPORTS

None.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Kalia abstained from item 10.1.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None.

Commissioner Kalia exited chamber at 4:05 p.m. for the remainder of the meeting.

10. PUBLIC HEARINGS

- 10.1*** CARITAS VILLAGE EIR & PLANNING PROJECT - 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET - PRJ18-052

BACKGROUND: Caritas Village is a proposed project that includes the redevelopment of a city block into a comprehensive family and homeless support services facility (Caritas Center) to be operated by Catholic Charities; and, a 126-unit affordable housing development (Caritas Homes) to be operated by Burbank Housing. The project includes the demolition the existing Catholic Charities facilities and residential buildings on the project site, which are located within the St. Rose Preservation District.

The Planning Commission will review the Caritas Village Environmental Impact Report (EIR), and make recommendations to the City Council regarding: certification of the Environmental Impact Report; an amendment to the General Plan land use designation to Transit Village Mixed Use; a Specific Plan Amendment to include all project parcels within the Courthouse Square Sub-Area and specify roundabout diameter widths at 6th & A Street and 7th & A Street intersections; a rezoning of the subject project site to TV-M-H-SA (Transit-Village Mixed); a Minor Conditional Use Permit for an emergency shelter; and, a Tentative Map for Caritas Village.

Presented by: Kristinae Toomians, Senior Planner.

Ex Parte Disclosures: Commissioners met with Staff, Neighbors, representatives, Council Members and toured the neighborhood but had no new information to disclose.

Clare Hartman, Deputy Director Planning, presented.

Bill Rose, Supervising Planner, presented and introduced the project consultants from Stantec.

Kristinae Toomians, Senior Planner, presented.

Members of the consultant team presented.

Members of the applicant team presented.

Chair Cisco opened the Public hearing at 5:32 p.m.

Peter Rumble spoke in support of the project.

Ananda Sweet spoke in support of the project.

Daniel Weinzveg spoke in support of the project.

Lisa Landrus spoke regarding project concerns.

Dennis Rosatti spoke in support of the project.

Chris Grabill spoke in support of the project.

Alexander spoke on behalf of Scott Johnson in support of the project.

Orin Thiessen spoke in support of the project.

Cindy Oxal spoke on behalf of Jen Kuzman in support of the project.

Vic Trione spoke in support of the project.

Lizette Swole spoke on behalf of Robyn Cleaves in support of the project.

Robin Stefani spoke in support of the project.

Dale Flowers spoke in support of the project.

Eddie D. spoke in support of the project.

Rosalie Sulcit-Shay spoke in support of the project.

Joe Lilienthal spoke in support of the project with concerns.

Jeff Kolin spoke in support of the project.

Susan Hayes spoke in support of the project.

Matthew Reid spoke in support of the project with concerns.

Denise Hill spoke in support of the project with concerns.

Peter Stanley spoke in support of the project.

Vasko Yorgov spoke in support of the project.

Doreen V. spoke in support of the project.

Greg Seal spoke in support of the project.

Joe Plauger spoke in support of the project.

Chair Cisco closed the Public Hearing at 6:32 p.m.

The meeting went into recess at 6:33 p.m.

The meeting reconvened at 6:39 p.m.

The consultant team, staff and the applicant team responded to Commissioner inquires regarding the Public Hearing comments, City policies, and procedures.

Staff from multiple City departments, the consultant team, and the

applicant team responded to additional Commissioner inquiries.

The Commission discussed the project.

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

RESOLUTION 12006 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CARITAS VILLAGE PROJECT – FILE NUMBER PRJ18-052.

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

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

RESOLUTION 12007 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL ADOPT FINDINGS OF FACT, MITIGATION MONITORING AND REPORTING PROGRAM, AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE CARITAS VILLAGE PROJECT – FILE NUMBER PRJ18-052.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Okrepkie and Commissioner Peterson

No: 1 - Commissioner Duggan

Abstain: 1 - Commissioner Kalia

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

RESOLUTION 12008 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN FOR THE CARITAS VILLAGE PROJECT FROM MEDIUM DENSITY RESIDENTIAL AND RETAIL AND BUSINESS SERVICES, TO TRANSIT VILLAGE-MIXED USE FOR THE

PROPERTIES AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET, ASSESSOR'S PARCEL NUMBERS 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020 – FILE NUMBER PRJ18-052.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Okrepkie and Commissioner Peterson

No: 1 - Commissioner Duggan

Abstain: 1 - Commissioner Kalia

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

RESOLUTION 12009 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL AMEND THE DOWNTOWN STATION AREA SPECIFIC PLAN FOR THE CARITAS VILLAGE PROJECT TO INCLUDE ALL PROJECT PARCELS WITHIN THE COURTHOUSE SQUARE SUB-AREA AND SPECIFY ROUNDABOUT DIAMETER WIDTHS OF 80-FEET AT 6TH & A STREET AND 7TH & A STREET INTERSECTIONS FOR THE PROPERTIES AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET, ASSESSOR'S PARCEL NUMBERS 010-041-001, 004, 005, 008, 009, 010, 011, 013, 014, 015, 016, 017, 018, 019, 020 – FILE NUMBER PRJ18-052.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Okrepkie and Commissioner Peterson

No: 1 - Commissioner Duggan

Abstain: 1 - Commissioner Kalia

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

RESOLUTION 12010 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF CARITAS VILLAGE PROJECT PROPERTIES LOCATED AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET, ASSESSOR'S PARCEL NUMBERS 010-041020, 010-041-004, 010-041-005, 010-041-019, 010-041-008,

010-041-009, 010-041-010, 010041-011, 010-041-017, 010-041-018, 010-041-013, 010-041-014, 010-041-015, 010-041-016, AND 010-041-001, TO THE TRANSIT VILLAGE-MIXED (TV-M-H-SA) ZONING DISTRICT – FILE NUMBER PRJ18-052.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Okrepkie and Commissioner Peterson

No: 1 - Commissioner Duggan

Abstain: 1 - Commissioner Kalia

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

RESOLUTION 12011 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THE CITY COUNCIL APPROVE A TENTATIVE PARCEL MAP FOR THE CARITAS VILLAGE PROJECT, LOCATED AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET-ASSESSOR'S PARCEL NUMBERS 010-041-020, 010-041-004, 010-041-005, 010-041-019, 010-041-008, 010-041-009, 010-041-010, 010-041-011, 010-041-017, 010-041-018, 010-041-013, 010-041-014, 010-041-015, 010-041-016, AND 010-041-001 – FILE NUMBER PRJ18-052.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Okrepkie and Commissioner Peterson

No: 1 - Commissioner Duggan

Abstain: 1 - Commissioner Kalia

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

RESOLUTION 12012 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING THAT THE CITY COUNCIL APPROVE A MINOR USE PERMIT FOR AN EMERGENCY SHELTER, FOR THE CARITAS VILLAGE PROJECT, LOCATED AT 431, 437, 439, 465 A STREET AND 506, 512, 516, 520, 600, 608, AND 612 MORGAN STREET -ASSESSOR'S PARCEL NUMBERS 010-041-020, 010-041-004, 010-041-005, 010-041-019, 010-041-008, 010-041-009, 010-041-010, 010-041-011,

**010-041-017, 010-041-018, 010-041-013, 010-041-014, 010-041015,
010-041-016, AND 010-041-001– FILE NUMBER PRJ18-052.**

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Carter,
Commissioner Okrepkie and Commissioner Peterson

No: 1 - Commissioner Duggan

Abstain: 1 - Commissioner Kalia

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 8:35 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, March 12, 2020 at 4:00 p.m.