



**Planning Commission
Regular Meeting Minutes - Final**

Thursday, May 11, 2023

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:30 p.m.

Chair Weeks announced she will be reordering the agenda stating that item 9.2, 7-Eleven will be continued to a date uncertain, and item 9.3 Housing Legislation will be heard after item 9.1 Montecito Extension.

Present 6 - Chair Karen Weeks, Commissioner Charles Carter, Commissioner Patti Cisco, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, and Commissioner Terrence Sanders

Absent 1 - Vice Chair Julian Peterson

2. APPROVAL OF MINUTES

None.

3. PUBLIC COMMENTS

Chair Weeks opened the public comment period.

Duane Dewitt commented on the number of housing units last year, and the Roseland area.

Rigo Bolardo commented on labor standards in the area including livable wage, healthcare, apprenticeship and local hire.

Chair Weeks closed the public comment period.

4. COMMISSION BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

4.2 COMMISSIONER REPORTS

None.

4.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

A motion was made by Commissioner Cisco, seconded by Commissioner Sanders, to nominate Commissioner Duggan as Vice Chair.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Duggan, Commissioner Holton, Commissioner Sanders, Commissioner Carter and Commissioner Cisco

Absent: 1 - Vice Chair Peterson

5. DEPARTMENT REPORTS

Staff Liaison Jones reported.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

7. CONSENT ITEMS

None.

8. REPORT ITEMS

8.1* REPORT - APPEAL OF BRIDGEWOOD DRIVE SHORT-TERM RENTAL PERMIT DENIAL - 6241 BRIDGEWOOD DRIVE - SVR22-020

BACKGROUND: Appeal of the Planning and Economic Development Director's denial of a non-hosted Short-Term Rental Permit located at 6241 Bridgewood Drive. The denial of the Permit was based on the property's location within 1,000 feet of another issued non-hosted Short-Term Rental Permit, which is prohibit pursuant to Zoning Code Section 20-48.040(B)(3). This appeal has been found categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15061(b)(3) and 15378.

PRESENTED BY: Sachnoor Bisla, City Planner

Ex Parte Disclosures: None.

Planner Bisla made a presentation.

Appellant Carrie Richie made a presentation.

Chair Weeks opened the public comment period at 5:09 p.m.

Eric Fraser spoke in opposition of the short term rental urgency ordinance.

Chair Weeks closed the public comment period at 5:14 p.m.

Staff responded to Commissioner inquiries.

A motion was made by Commissioner Cisco, seconded by Commissioner Holton, to waive reading of the text and adopt as amended:

RESOLUTION NO. ENTITLED PC-2023-014: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DECISION OF THE PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR TO DENY A NON-HOSTED SHORT-TERM RENTAL PERMIT LOCATED AT 6241 BRIDGEWOOD DRIVE; ASSESSOR'S PARCEL NUMBER 182-060-033; FILE NUMBER SVR22-020.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Duggan, Commissioner Holton, Commissioner Sanders, Commissioner Carter and Commissioner Cisco

Absent: 1 - Vice Chair Peterson

9. PUBLIC HEARINGS

9.1* PUBLIC HEARING - EXTENSION REQUEST - MONTECITO TOWNHOMES - CEQA EXEMPT PROJECT - TENTATIVE MAP TIME EXTENSION REQUEST - 0 MONTECITO BLVD - EXT22-0003

BACKGROUND: Extension request for MAJ17-004 - Subdivide current R-3 multi-family lot into 8 fee simple lots.

PRESENTED BY: Sachnoor Bisla, City Planner

Ex Parte Disclosures: None.

Planner Bisla made a presentation.

Staff responded to Commissioner inquiries.

Chair Weeks opened and closed the public hearing at 5:40 p.m.

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

RESOLUTION NO. ENTITLED PC-2023-015: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE MONTECITO TOWNHOMES SMALL LOT SUBDIVISION LOCATED AT 0 MONTECITO AVE - FILE NUMBER EXT22-0003.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Duggan, Commissioner Holton, Commissioner Sanders, Commissioner Carter and Commissioner Cisco

Absent: 1 - Vice Chair Peterson

9.2* PUBLIC HEARING - 7-ELEVEN, INC - CONDITIONAL USE PERMIT - CEQA EXEMPT PROJECT - 43 MIDDLE RINCON RD - CUP19-097

BACKGROUND: Conditional Use Permit to demolish an existing "7-Eleven" Convenience Store, a single-family unit and accessory structures on 43 Middle Rincon and 4865 Highway 12 and construct a new 4,191-square-foot 7-11 Convenience Store with off-site alcohol sales, 24-hour operation, and a Gas Station. This project has been found categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15332.

PRESENTED BY: Kristinae Toomians, Senior Planner

Planner Toomians requested the Commission move the item to a date uncertain.

A motion was made by Commissioner Duggan, seconded by Commissioner Cisco, to continue the item to a date uncertain.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Duggan, Commissioner Holton, Commissioner Sanders, Commissioner Carter and Commissioner Cisco

Absent: 1 - Vice Chair Peterson

9.3 PUBLIC HEARING - HOUSING LEGISLATION ZONING CODE TEXT AMENDMENT

BACKGROUND: Zoning Code Text Amendment for State law consistency. A broad range of revisions were adopted to State Housing Laws during the 2022 Legislative Session and signed into law by the Governor. The State requires local jurisdictions to revise local zoning codes to ensure consistency with these changes.

PRESENTED BY: Nancy Woltering, Senior Planner

Chair Weeks called for a recess at 5:43 p.m.

Chair Weeks reconvened the meeting at 5:46 p.m.

Supervising Planner Lyle introduced item 9.3, Housing Legislation.

Planner Woltering made a presentation.

Staff responded to Commissioner inquiries.

Chair Weeks opened and closed the public hearing at 6:04 p.m.

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

RESOLUTION NO. ENTITLED PC-2023-016: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING CITY COUNCIL APPROVAL OF ZONING CODE TEXT AMENDMENTS TO CITY CODE CHAPTER 20-31, AND SECTIONS, 20-36.040, 20-50.020, 20-70.020, AND ADDING CHAPTER 20-33, PERTAINING TO HOUSING, CONSISTENT WITH STATE LAW.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Duggan, Commissioner Holton,
Commissioner Sanders, Commissioner Carter and Commissioner
Cisco

Absent: 1 - Vice Chair Peterson

10. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:08 p.m.

Approved on: June 8, 2023

s/Lani Buckheit