



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, September 12, 2024

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 6 - Chair Karen Weeks, Commissioner Charles Carter, Commissioner Patti Cisco, Commissioner Aaron Pardo, Commissioner Julian Peterson, and Commissioner Terrence Sanders

Absent 1 - Vice Chair Vicki Duggan

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None.

3. APPROVAL OF MINUTES

3.1 August 22, 2024 - Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

Chair Weeks opened and closed Public Comment at 4:32 p.m.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

5.2 COMMISSIONER REPORTS

None.

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

None.

6. DEPARTMENT REPORTS

Staff Liaison Jones reported.

Chair Weeks opened and closed public comment at 4:36 p.m.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. PRESENTATIONS

None.

9. CONSENT ITEMS

None.

10. REPORT ITEMS

None.

11. PUBLIC HEARINGS

- *11.1** PUBLIC HEARING - CHERRY RANCH DEVELOPMENT TENT MAP - EIR PREVIOUSLY CERTIFIED BY CC - EXTENSION REQUEST - 930 FRESNO AVE - EXT24-0006

BACKGROUND: One year time extension to record the Cherry Ranch Final Map, a 67-unit, small lot subdivision.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the first one-year time extension for the Cherry Ranch Tentative Map, a 67-unit, small lot subdivision, located at 930 Fresno Avenue, Assessor's Parcel Number 035-101-004, with associated road improvements.

Ex Parte Disclosures: None.

Project Planner Toomians presented.

Staff responded to Commissioner inquiries.

Chair Weeks opened and closed the Public Hearing at 4:41 p.m.

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

RESOLUTION NO. PC-2024-015 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE CHERRY RANCH SUBDIVISION TENTATIVE MAP LOCATED AT 930 FRESNO AVENUE, ASSESSOR'S PARCEL NUMBER 035-101-004 - FILE NUMBER EXT24-0006

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

***11.2 PUBLIC HEARING - DUTTON MEADOWS SUBDIVISION - SECOND TENTATIVE MAP TIME EXTENSION - EXEMPT PROJECT - EXTENSION REQUEST - 2684 DUTTON MEADOW - EXT24-0008**

BACKGROUND: A request for a second, one-year Time Extension to record the approved Dutton Meadows Tentative Subdivision Map for a 137-unit small-lot subdivision on a 18.4-acre site.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a second one-year time extension for the Dutton Meadows Tentative Map to subdivide an approximately 18.4-acre parcel into 137 residential small lots with associated road improvements.

Ex Parte Disclosures: None.

Project Planner Toomians presented.

Chair Weeks opened the Public Hearing at 4:46 p.m.

Kevin McPheeters spoke in opposition of the project.

Chair Weeks closed the Public Hearing at 4:49 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. PC-2024-16 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A SECOND ONE-YEAR EXTENSION OF TIME FOR THE DUTTON MEADOWS SUBDIVISION TENTATIVE MAP LOCATED AT 2650, 2666, 2684 DUTTON MEADOWS, 1112 & 1200 HEARN AVENUE, ASSESSOR'S PARCEL NUMBERS 043-071-007, -022, -023 & 043-191-016, -024 - FILE NUMBER EXT24-0008

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

***11.3** PUBLIC HEARING - CONDITIONAL USE PERMIT AND TENTATIVE MAP FOR ACACIA VILLAGE - AT 746 ACACIA LANE - FILE NO. PRJ24-006

BACKGROUND: Acacia Village is a proposal to develop 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. The project is exempt from the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, approve a Conditional Use Permit and Tentative Map for Acacia Village, a 25-unit housing development, located at 746 Acacia Lane.

Ex Parte Disclosures: None.

Project Planner Hartman presented.

Applicant representatives made a presentation.

Staff and the Applicant representatives responded to Commissioner inquiries.

Chair Weeks opened the Public Hearing at 5:25 p.m.

Lisa Joslen spoke in opposition of the project.

Oscar Chora spoke in support of the project but addressed concerns.

Sasun Torikian spoke in support of the project but addressed concerns.

Daniel S. spoke in support of the project but addressed concerns.

Frank Rivera spoke in support of the project but addressed concerns.

Mark Brassnick spoke in support of the project but addressed concerns.

Bruce Decossi spoke in opposition of the project.

Chair Weeks closed the Public Hearing at 5:42 p.m.

Staff and the Applicant representatives responded to Commissioner

inquiries.

The meeting went into Recess at 6:06 p.m. and Reconvened at 6:15 p.m.

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

RESOLUTION NO. PC-2024-017 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, ASSESSOR'S PARCEL NO. 182-520-050; FILE NUMBER PRJ24-006

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

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

RESOLUTION NO. PC-2024-018 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE ACACIA VILLAGE TENTATIVE MAP LOCATED AT 746 ACACIA LANE – ASSESSOR'S PARCEL NO. 182-520-050 - FILE NUMBER PRJ24-006

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

11.4 PUBLIC HEARING - RESILIENT CITY STANDARDS AND DEVELOPMENT MEASURES - CEQA EXEMPT PROJECT - PRJ23-010

BACKGROUND: City Code Text Amendment for Title 19 and Title 20 and Zoning Code Map Amendment to implement the Resilient City Standards and Resilient City Development Measures.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, recommend to the City Council (1) adoption of a Zoning Code Text Amendment to add Chapter 20-35 Resilient City Measures, Remove Chapter 20-16 Resilient City Development Measures, implement multiple sections of Chapter 20-16 into applicable Zoning Code sections, update multiple sections of the Zoning Code, and remove Section 20-28.100 Resilient City (-RC) Combining District; (2) adoption of a Zoning Map Amendment to reclassify 8,383 parcels to remove the Resilient City (-RC) Combining District in order to expand and implement Santa Rosa resiliency initiatives; and (3) adoption of a City Code Text Amendment for Title 19, Subdivisions, to add the first and second Tubbs/Nuns Fire tentative map extensions.

Project Planner Candelaria presented.

Chair Weeks opened and closed the Public Hearing at 6:32 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. PC-2024-19 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING TO CITY COUNCIL ADOPTION OF A ZONING CODE TEXT AMENDMENT TO ADD CHAPTER 20-35 RESILIENT CITY STANDARDS, REMOVE CHAPTER 20-16 RESILIENT CITY DEVELOPMENT MEASURES, IMPLEMENT MULTIPLE SECTIONS OF CHAPTER 20-16 INTO APPLICABLE ZONING CODE SECTIONS, UPDATE MULTIPLE SECTIONS OF THE ZONING CODE, AND REMOVE SECTION 20-28.100 RESILIENT CITY (-RC) COMBINING DISTRICT; FILE NUMBER REZ23-004

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

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

RESOLUTION NO. PC-2024-020 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING TO CITY COUNCIL ADOPTION OF A ZONING CODE MAP AMENDMENT TO RECLASSIFY 8,383 PARCELS ON THE ZONING MAP TO REMOVE THE RESILIENT CITY (-RC) COMBINING DISTRICT IN ORDER TO EXPAND AND IMPLEMENT SANTA ROSA RESILIENCY INITIATIVES; FILE NUMBER REZ23-003

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

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

RESOLUTION NO. PC-2024-021 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING TO CITY COUNCIL ADOPTION OF A CITY CODE TEXT AMENDMENT TO SECTIONS 19-28.270 AND 19-28.280 OF THE CITY CODE; FILE NUMBER REZ23-004

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

11.5 PUBLIC HEARING - CITY OF SANTA ROSA - GENERAL PLAN TEXT AMENDMENT TO THE NOISE AND SAFETY ELEMENT - GPAM24-001

BACKGROUND: The proposal includes a General Plan Amendment to incorporate by reference the City's Local Hazard Mitigation Plan into General Plan 2035. This will allow the City to be eligible for additional disaster relief funding. This General Plan Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA).

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a General Plan Amendment to update the General Plan 2035 Noise and Safety Element as identified in Attachment 1.

Senior Planner Nicholson presented.

Chair Weeks opened and closed the Public Hearing at 6:47 p.m.

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

RESOLUTION NO. PC-2024-022 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT TO MODIFY THE NOISE AND SAFETY ELEMENT OF GENERAL PLAN 2035- FILE NUMBER GPAM24-001

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Commissioner Carter, Commissioner Cisco, Commissioner Pardo, Commissioner Peterson and Commissioner Sanders

Absent: 1 - Vice Chair Duggan

12. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:48 p.m.