



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, February 23, 2023

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 7 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, Commissioner Terrence Sanders, Commissioner Charles Carter, and Commissioner Patti Cisco

2. APPROVAL OF MINUTES

2.1 January 12, 2023 - Draft Minutes

Approved as submitted.

2.2 January 26, 2023 - Draft Minutes

Approved as submitted.

3. PUBLIC COMMENTS

None.

4. COMMISSION BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

4.2 COMMISSIONER REPORTS

Commissioner Carter reported about the Subdivision Committee meeting.

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

Chair Weeks appointed Commissioner Sanders to the Waterway Advisory Committee.

Commissioner Sanders expressed gratitude to the Planning Commission, City Council, and City Staff.

5. DEPARTMENT REPORTS

Staff Liaison Jones reported.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - MEADOWOOD RANCH SUBDIVISION,
STATUTORILY EXEMPT PER G.C. SECTION 65457, CEQA
GUIDELINES SECTIONS 15182, 15183 - 2853 & 2875 DUTTON
MEADOW - PRJ21-021 (CUP21-079, MAJ21-003)

BACKGROUND: Conditional Use Permit for Small Lot Subdivision and
Tentative Map approval for an 89-lot, for-rent housing project.

PROJECT PLANNER: Sheila Wolski

Planner Wolski presented.

Staff responded to Board Members inquiries.

Applicant representatives presented.

Applicant representatives responded to Board Member inquiries.

Chair Weeks opened the public hearing at 5:24 p.m.

Anthony Westergarrd asked questions about the project.

Chair Weeks closed the public hearing at 5:29 p.m.

Staff and Applicant representatives responded to public comment
inquiries.

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

RESOLUTION NO. ENTITLED PC-2023-004: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR MEADOWOOD RANCH SUBDIVISION, AN 89-PARCEL SMALL LOT SUBDIVISION, LOCATED AT 2853 AND 2875 DUTTON MEADOW, ASSESSOR'S PARCEL NUMBERS 043-111-005, 043-111-006, FILE NUMBER PRJ21-021 (CUP21-079)

The motion carried by the following vote:

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

No: 1 - Commissioner Holton

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

RESOLUTION NO. ENTITLED PC-2023-005: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A TENTATIVE MAP FOR THE MEADOWOOD RANCH SUBDIVISION, TO SUBDIVIDE TWO PARCELS TOTALING 11.21 ACRES INTO 89 LOTS, LOCATED AT 2853 AND 2875 DUTTON MEADOW, ASSESSOR'S PARCEL NUMBERS 043-111-005, 043-111-006, FILE NUMBER NO. PRJ21-021 (MAJ21-003)

The motion carried by the following vote:

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

No: 1 - Commissioner Holton

8.2*

PUBLIC HEARING - BRITTAIN TOWNHOMES, EIR PREVIOUSLY CERTIFIED BY CC - VESTING TENTATIVE MAP MAJOR - 851 BRITTAIN LN - MAJ22-002

BACKGROUND: Vesting Tentative Map Subdivision for an 82-unit

for-sale, townhome-style, residential condominium project.

PROJECT PLANNER: Kristinae Toomians

Chair Weeks reordered the agenda, moving item 8.2 before item 8.1.

Item 8.2 was continued to a date certain of March 9, 2023.

A motion was made by Vice Chair Peterson, seconded by Commissioner Carter, to continue the item to a date certain of March 9, 2023.

The motion carried by the following vote:

Yes: 7 - Chair Weeks, Vice Chair Peterson, Commissioner Duggan, Commissioner Holton, Commissioner Sanders, Commissioner Carter and Commissioner Cisco

9. ADJOURNMENT

Chair Weeks adjourned the meeting at 5:48 p.m.

Approved on:

Lani Buckheit,
Recording Secretary