



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, November 14, 2024

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

2. REMOTE PARTICIPATION UNDER AB 2449 (IF NEEDED)

None.

3. APPROVAL OF MINUTES

3.1 October 10, 2024 - Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

Duane DeWitt spoke on intelligent transportation systems for the Downtown Specific Plan.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

5.2 COMMISSIONER REPORTS

Vice Chair Duggan reported she will be using her phone for the purpose to only to take notes and no other purpose.

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

None.

6. DEPARTMENT REPORTS

Staff Liaison Jessica Jones reported.

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 - ELM TREE STATION EIR PREVIOUSLY CERTIFIED BY PC - PLANNING PROJECT - 874 N WRIGHT RD - PRJ21-033 **(THIS ITEM WAS CONTINUED FROM OCTOBER 24 TO NOVEMBER 14 AND IS BEING CONTINUED TO A DATE UNCERTAIN.)**

BACKGROUND: The Elm Tree Station project includes a Conditional Use Permit and Design Review for two general retail spaces (3,448 SF and 432 SF), gas station with extended hours of operation (24/7), apartment unit (806 SF), and outdoor amenity space.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions, (1) adopt an addendum to the Elm Tree Station Mitigated Negative Declaration and (2) approve a Conditional Use Permit to allow the development of a gas station with extended hours of operation, two general retail land uses across two buildings, one apartment unit and a small park for the property located at 874 N. Wright Road.

Continued to a date uncertain.

- 11.2 PUBLIC HEARING - SANTA ROSA GENERAL PLAN 2050 DRAFT ENVIRONMENTAL IMPACT REPORT

BACKGROUND: The Draft Environmental Impact Report (EIR) evaluates the potential impacts of the proposed General Plan 2050, the “Proposed Plan.” An EIR is intended to inform decision-makers and the general public of the potential significant environmental impacts of a proposed plan. The EIR also considers the availability of mitigation measures to minimize significant impacts and evaluates reasonable alternatives to the Proposed Plan.

The General Plan 2050 Draft EIR is available for review to the public and interested agencies for a period of 45 days, which closes on November 20, 2024. The purpose of the review and this public hearing is to obtain comments “on the sufficiency of the document in identifying and analyzing the possible impacts on the environment and ways in which the significant effects of the project might be avoided and mitigated”.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission hold a public hearing on the General Plan 2050 Draft Environmental Impact Report (EIR) and provide comments on the Draft EIR.

Supervising Planner Amy Nicholson and Senior Planner Nancy Woltering presented.

Consultant representatives made a presentation.

Chair Weeks opened the Public Hearing at 5:08 p.m.

Alexa Forester spoke in opposition of the project. - traffic , roads discouraging cycling/pedestrians

Ken McNabb spoke in opposition of the project.

Chair Weeks closed the Public Hearing at 5:14 p.m.

Staff and the Consultant representatives responded to Commissioner inquiries.

The meeting went into Recess at 5:39 p.m. and Reconvened at

5:43 p.m.

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

11.3* PUBLIC HEARING - LANCE DRIVE HOUSING DEVELOPMENT

BACKGROUND: The Lance Drive Housing Development Project proposes construction of a 672-unit apartment complex, 98 single-family homes (Small Lot Subdivision), and 4,800 square feet of community-serving retail and outdoor plaza on approximately 34.93 acres ("Project"). The Project includes a mix of one-, two-, and three-bedroom units. Clubhouses and other resident amenities would be dispersed throughout the Project. 1,414 parking spaces would serve the residential and retail uses, with each single-family home providing a direct access garage. The parking ratio would be 1.79 spaces per unit for the apartments, 1.5 spaces per unit for the small lot subdivision, and 1.85 spaces per unit overall. The Project is planned to be developed in three phases, from east to west. The Project will provide interconnected pedestrian paseos, courtyards, and vehicular circulation routes, and each project phase incorporates communal, landscaped amenity areas.

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by two resolutions: (1) approve a Minor Conditional Use Permit for a Small Lot Subdivision, and (2) adopt a Tentative Map for the Lance Drive Housing Development, a 98-lot small lot subdivision (8.5 acres total), two lots for multifamily residential development (14.09 acres and 10.8 acres) and one lot for general retail (0.91 acres).

Ex Parte Disclosures: None.

Project Planner McKay presented.

Staff representatives responded to Commissioner inquiries.

Applicant representatives made a presentation.

Consultant representatives responded to Commissioner inquiries.

Chair Weeks opened the Public Hearing at 6:18 p.m.

Paula Souffle spoke in opposition of the project.

Susan Hicks spoke in opposition of the project.

Adrian Covert spoke in support of the project.

Azita DeVinci spoke in opposition of the project.

Calum Weeks spoke in support of this project.

Cassandra Boyd spoke in opposition of the project.

Abby Arnold spoke in support of the project.

Alexa Forester spoke in support of the project.

Jane Doe spoke in opposition of the project.

Chair Weeks closed the Public Hearing at 6:40 p.m.

Staff and the Applicant representatives responded to Commissioner inquiries.

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

RESOLUTION NO. PC-2024-024 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR PHASE TWO OF THE LANCE DRIVE HOUSING DEVELOPMENT, A 98-UNIT RESIDENTIAL SMALL LOT SUBDIVISION - LOCATED AT 0 AND 1696 LANCE DRIVE - FILE NUMBER PRJ24-005

The motion carried by the following vote:

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

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

RESOLUTION NO. PC-2024-025 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE LANCE DRIVE HOUSING DEVELOPMENT TENTATIVE MAP LOCATED AT 0, 1601, 1680, 1696, AND 1705 LANCE DRIVE - FILE NUMBER PRJ24-005

The motion carried by the following vote:. The motion carried by the following vote:

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

12. ADJOURNMENT

Chair Weeks adjourned the meeting at 7:08 p.m.

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 707-543-4646 (TTY Relay at 711). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.