

CITY OF COTATI
MINUTES for the Regular Meeting of the Planning Commission

DATE OF MEETING: March 16, 2009
TIME OF MEETING: 7:00 p.m.
PLACE OF MEETING: Cotati City Hall, City Council Chambers
201 West Sierra Avenue, Cotati, CA 94931

I. CALL TO ORDER

Chair Hardy called the meeting to order at 7:00 p.m.

II. ROLL CALL

Commissioners Present: Hancock, Harvey, Ritter, Pagnusat, Hardy
Commissioners Absent: None
Staff Present: Lustig, Harris, Pajon

III. APPROVAL OF MINUTES

Minutes for approval at the next Planning Commission Meeting

IV. CHANGES TO THE AGENDA

None

V. ORAL AND WRITTEN COMMUNICATIONS

None

VI. MATTERS AT HAND

A. Downtown Specific Plan “Refresher”

Assistant to the City Manager Lustig advised the Planning Commission on the upcoming meetings for the Downtown Specific Plan and the EIR. She went over timelines for receiving and responding to public comments on the EIR, and provided a summary of the plan and its benefits.

In response to Vice Chair Pagnusat, Assistant to the City Manager Lustig explained why having an adopted Downtown Specific Plan would help mitigate traffic issues with other agencies. She explained that having a clearly defined vision and plan in place would show how Cotati is impacted and therefore allow the City to request mitigation fees.

Vice Chair Pagnusat asked if there was enough right of way to build Old Redwood Highway as proposed.

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Assistant to the City Manager Lustig stated that the section was wide enough for the street portion, but between William and La Plaza the sidewalks likely cannot be as wide.

In response to Vice Chair Pagnusat, Assistant to the City Manager Lustig said that the park in the Northern Gateway would not have to be rezoned because it's part of the plan.

OPEN PUBLIC HEARING 7:32 p.m.

In response to Jenny Blaker's question regarding where the bike lanes were located on Old Redwood Highway, staff clarified that they are located in the street.

Brad Yearwood, Clothier Lane, expressed his concern that park and ride lots were disappearing in favor of development.

Assistant to the City Manager Lustig explained that a large portion of the park and ride need was being served on the western side of Highway 101 and that the City is in the process of putting in the intermodal facility, which includes a park and ride, on East Cotati Avenue.

George Barich asked staff if a Community Impact Report was being taken into consideration for the Downtown Specific Plan. He also asked about Emergency Preparedness in regard to the Old Redwood Highway improvements and how they would affect the Fire District's response time to the west side.

Assistant to the City Manager Lustig stated that his questions were relative to the EIR and would be addressed during that process. She said that the Fire District participated in the Downtown Specific Plan process and is well acquainted with the position of their facility within the hexagon. In response to Mr. Barich's question on the CIR, she said that staff was not to consider it for the Downtown Specific Plan.

Robert Coleman-Senghor asked if signalization would occur at Old Redwood Highway and George Street.

Assistant to the City Manager Lustig explained that it would depend on the other types of traffic controls that were used to route traffic through Cotati as well as other factors.

Robert Coleman-Senghor stated that he was asking whether signalization was in the plan.

Assistant to the City Manager Lustig explained that without the EIR in front of her she would not be able to tell if those particular locations were signalized, but that there are quite a few signals included in the plan. She said she believed that that intersection would need to be controlled in the future.

CLOSED PUBLIC HEARING 7:42 p.m.

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Commissioner Harvey stated her desire to really push to get public comment and suggested placing public hearing information at local businesses for upcoming meetings.

Commissioner Ritter agreed with Commissioner Harvey and suggested that the public hearing information be put on the marquee board.

Assistant to the City Manager Lustig stated that the marquee board would contain the public hearing information about one week before the public hearing is scheduled.

VII. REPORTS BY STAFF

None

VIII. REPORTS BY THE COMMISSION

In response to Vice Chair Pagnusat's request, Assistant to the City Manager Lustig reviewed the upcoming dates to receive public comment on the EIR and the tentative dates to begin the adoption process.

Commissioner Ritter said that he went to the Powerfit business site with staff and he counted 21 parking spots, which did not meet the required 22 spaces.

Assistant to the City Manager Lustig offered to meet with Commissioner Ritter regarding this issue outside of the Planning Commission.

Chair Hardy reviewed the process in which to conduct and participate in the Planning Commission meetings.

IX. ADJOURNMENT

Adjourn meeting at 7:55 p.m.

Submitted By:

Keri L. Pajon, Secretary