

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

DATE OF MEETING: April 6, 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  
Consultants Present: McCracken, Reilly

III. APPROVAL OF MINUTES

A. For the Regular Meeting on February 2, 2009

It was moved by Vice Chair Pagnusat and seconded by Commissioner Harvey to approve the minutes of February 2, 2009.

Yes: 4            Noes:                    Abstain: 1 (Hancock)            Absent:

B. For the Regular Meeting on March 16, 2009

It was moved by Commissioner Harvey and seconded by Commissioner Ritter to approve the minutes of March 16, 2009.

Yes: 4            Noes:                    Abstain: 1 (Hancock)            Absent:

IV. CHANGES TO THE AGENDA

None

V. ORAL AND WRITTEN COMMUNICATIONS

None

VI. MATTERS AT HAND

A. Receive Public Comments on the Downtown Specific Plan/  
Draft Environmental Impact Report (DEIR).

Chair Hardy announced that she and Commissioner Hancock live within the Downtown Specific Plan (DSP) area and that they could participate this evening because there were no decisions being made. She explained that once the review process begins, the plan will be split up allowing them to participate in the portion of the process that does not affect their location.

Commissioner Hancock said that although he lives just outside of the Downtown Specific Plan area on Arthur Street the plan impacts much of the critical area, so the same would apply with him.

Assistant to the City Manager Lustig spoke about the DSP as it relates to the Environmental Impact Report (EIR) and the vision for Cotati. She gave a power point presentation which set the stage for the consultant to explain in detail the proposed EIR.

Consultant Reilly, through a power point presentation, explained the EIR. He reviewed the 1<sup>st</sup> phase of public participation and the process up to the adoption of the EIR. He explained that the draft EIR was currently in the last week of the 45-day review period. He gave an overview of the key points of the EIR and the effects that could result if the DSP was implemented. He went on to explain the 2<sup>nd</sup> phase of public participation, which includes this meeting, and stated that the City is requesting comments in writing.

In response to Commissioner Hancock's question regarding where in the EIR pedestrian movement was addressed in the EIR, Assistant to the City Manager Lustig explained that the project description addresses this subject along with the information being dispersed throughout the plan.

Discussion ensued about the location of available information throughout the EIR with regards to pedestrian movement.

In response to Commissioner Harvey's question regarding current school information in this plan, Assistant to the City Manager Lustig stated that it was not current and did not include the recent closure of a school, but that it could be addressed as a comment for the final EIR.

**OPEN PUBLIC COMMENT 7:35 p.m.**

Steven Gold, 101 Ross Street #26, stated the following:

- He was happy to see the process moving forward
- He was happy to see that the impact to school safety was being taken into account in the draft EIR
- He was concerned with the cumulative impact on hydrology and water quality and would like to see it addressed

**Planning Commission Minutes**  
**April 6, 2009**

- He is concerned with the increase in traffic at the Hwy 101/Gravenstein intersection, which is just outside the plan. He would like to see the traffic impact be included in the final EIR

Jenny Blaker, 8166 Arthur Street, had several comments and concerns:

- She talked about regional connectivity for bicycling and a safe crossing from east to west under Hwy 101 at Hwy 116. She doesn't feel that this issue has been addressed and requested clarification on how the City will provide this connectivity
- She stated that the bicycle plan mentioned a crossing on the Laguna bike path at Commerce and Hwy 101, yet there was no mention of that in this report. It is outside the area but it does impact the regional connectivity
- She mentioned the recent school closure, which will add traffic to Thomas Page School unless the walking and bicycling routes become safer
- She is also concerned about the impacts of runoff in the form of flooding, water quality and sedimentation, and runoff into the Laguna
- She said that it states in the EIR that there won't be the recommended number of acres of open space and that the developers will be required to pay in lieu fees to make up for the loss. She doesn't understand how these fees will make up for lost open space.

Brad Yearwood, 8805 Clothier Lane, expressed concern about conflicting statements within the document.

Laurie Ann Barbour, 101 Ross Street, stated that she is in support of the La Plaza section of the project, the expansion of the park and the one way roundabout, which should slow down the traffic.

John Rock, 35 Page Street wanted to make sure that Page Street, was addressed in the EIR. He is concerned about the traffic, the noise impact, and possible flooding on Page Street.

CLOSED PUBLIC COMMENT at 7:48 p.m.

In response to Commissioner Harvey, Assistant to the City Manager Lustig said that although staff has not received comments from Rancho Adobe Fire Protection District yet, the District is aware of the deadline.

Commissioner Hancock expressed concern about the connectivity from the north to the south when the project is at build out. He is concerned about how pedestrians will move around. He stated that priority should be given to non-motorized traffic.

Commissioner Harvey stated that parking should be available to allow people to park and walk rather than driving everywhere.

Commissioner Hancock expressed concern about the movability for vehicles and pedestrians and which one would dominate.

Assistant to the City Manager Lustig explained that these comments could be discussed in the future during planned discussions when development occurs.

Vice Chair Pagnusat asked staff if walkability could be part of the EIR.

Assistant to the City Manager Lustig explained that since walkability was a major point of the DSP, it was not a part of the EIR.

Chair Hardy asked if Cotati could add walkability to their EIR process for future EIRs.

Assistant to the City Manager Lustig explained that it is a changing field and that it is very difficult to get traffic engineers to include pedestrians and bicycles in the traffic analyses.

Chair Hardy stated that she will put most of her comments in writing, but desired to express her concern for the following items:

- Since the EIR for the General Plan is more than 10 years old, would using it for the draft EIR be an issue?
- How does the falling apart of the conservation strategy plan for the California Tiger Salamander affect new development coming in under the Downtown Specific Plan?

In response to Chair Hardy, Assistant to the City Manager Lustig stated that the General Plan, though 10 years old, is still used for this document and is not an issue. She also explained that regardless of the status of the California Tiger Salamander Conservation Plan, all development must still mitigate for the Tiger Salamander in accordance with the regulations in place at the time of development.

Assistant to the City Manager Lustig advised the Commission and the public that the comment period will close on April 13, 2009 at 5:00 p.m. and that staff will allow 6–8 weeks to respond to all of the comments. The next step will be scheduling the public hearings.

Consultant Reilly explained that although there is a deadline of next week for comments, there is still an opportunity for the public to have input and participate in the public hearing process.

## VII. REPORTS BY STAFF

None

## VIII. REPORTS BY THE COMMISSION

In response to Commissioner Harvey, Assistant Planner Harris stated that the parking spaces at Powerfit have not been recounted.

## IX. ADJOURNMENT

Adjourn meeting at 8:03 p.m.

**Planning Commission Minutes**  
**April 6, 2009**

*Submitted By: Keri L. Pajon, Secretary*