

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

DATE OF MEETING: Monday, July 18, 2011
TIME OF MEETING: 7:00 pm
PLACE OF MEETING: Cotati City Hall, City Council Chambers
201 West Sierra Avenue, Cotati, CA 94931

I. CALL TO ORDER

Chair Moore called the meeting to order at 7:01 pm

II. ROLL CALL

Commissioners Present: Brady, Ford, Ritter, Hancock and Moore
Commissioners Absent: None
Staff Present: Parker, Lustig, Consultant Thompson, and Pajon

III. APPROVAL OF MINUTES

A. For the Regular Meeting of May 16, 2011

Motion:	Commissioner Ford made a motion and Vice Chair Ritter seconded the motion to approve the May 16, 2011 minutes.
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Yes: 5 Noes: 0 Abstain: 0 Absent: 0

IV. CHANGES TO THE AGENDA

There were no changes to the agenda.

V. ORAL AND WRITTEN COMMUNICATIONS

There were no oral or written communications.

VI. MATTERS AT HAND

A. General Plan Update meeting #1: Housing

Assistant to the City Manager Lustig introduced Vicki Parker, the new Community Development Director. Assistant to the City Manager Lustig provided a brief description of the item and introduced Beth Thompson, consultant for the De Novo Planning Group.

Consultant Thompson provided an overview of the General Plan update process and the Housing Element portion of the process.

PUBLIC HEARING opened at 7:40 pm

Linell Hardy, 8171 Arthur Street, inquired about the 2000 census information being used for this report and asked if the 2010 census information will be incorporated in this document once it is available. Ms. Hardy asked for clarification on downtown zoning.

Joyce Garcia, citizen of Cotati, asked for clarification on what “need for sites” means.

Tom Scott with Oliver’s Market asked how this process relates to the Downtown Specific Plan housing requirements.

PUBLIC HEARING closed at 7:46 pm

Consultant Thompson responded to Ms. Hardy’s question, explaining that the 2010 numbers that are currently available are used in the Background Report, but only a limited amount of 2010 information has been released by the census bureau. When the rest of the 2010 numbers are available, those can be entered into the current documents.

Consultant Thompson responded to Ms. Garcia’s question, explaining that the “need for sites” means that sites would be required to be redesignated not that the City would purchase or take the land.

Assistant to the City Manager Lustig responded to Mr. Scott’s question, explaining that this process could affect the Downtown Specific Plan, with the exception of any applications that have already been received.

In response to Commissioner Hancock, Consultant Thompson explained that transportation will be addressed in the Transportation Element.

WORK EXERCISE

Question #1:

In addition to the City’s fair share of the regional housing needs allocation, the special needs populations, and existing housing discussed in the background information, are there other housing needs which should be addressed?

Chair Moore expressed concern with the limited number of affordable housing units available to accommodate very low income large families. She recommended the Housing Element include a requirement of 4 bedroom units.

Commissioner Ford said the relationship of housing and commercial creating mixed use development should be addressed.

Consultant Thompson said that the Housing Element addresses the housing needs, but does not force construction of residences. The Land Use and Economic Development Elements identify how development will occur. In any case, construction is dependent on developers.

Commissioner Brady expressed concerned with housing needs for seniors and wait time to move into Charles Street Village, which is 3-5 years. The Housing Element does not seem to address this issue as drafted and she feels that the supply of senior housing should be increased.

Commissioner Hancock agreed with Commissioner Brady and stated that there does seem to be more of a need for seniors. He also commented on transportation and how people move in the city.

Question #2:

Are there constraints to providing housing that need to be identified in the Background Report and addressed in the Housing Element?

Comments include:

- parking for affordable housing units – Chair Moore
- fees for granny units which are important for seniors and SSU students – Commissioner Hancock
- per unit fees that do not address unit size, which is a barrier to lower income units – Commissioner Ford (recommend examining our perception to affordable housing developers)

Discussion ensued on second units. Assistant to the City Manager Lustig recalled that the price is approximately half the cost for granny units; she will confirm.

Consultant Thompson stated that there will be opportunities for further discussion at a future meeting on the second units.

Chair Moore stated that additional time was needed to study the maps and the goals and policies of the existing element.

Assistant to the City Manager Lustig advised the Commission that the color maps displayed in the evening's presentation are posted on the website and there will be time for additional discussion at the next meeting. She reminded the Commissioners that these sites depicted that address the housing needs demonstrate adequate inventory of available land; the Element does not force construction.

Question #3:

In your mind, what are the top three priorities related to housing that the General Plan Update should address?

Chair Moore

- availability of affordable housing for large families
- homelessness
- seniors

Commissioner Hancock

- location of affordable housing to transportation
- seniors
- very low income

Commissioner Ford

- very low income
- transitional/supportive
- seniors

Vice Chair Ritter

- seniors
- very low income
- proximity to services

Commissioner Brady

- seniors
- Northern Gateway
- very low income

In response to Commissioner Hancock, Community Development Director Parker stated that the Commission will have an opportunity to study the relationship between housing sites and transportation opportunities when they begin work on the Land Use and Circulation Elements.

Chair Moore summarized the Commission's top three priorities as:

- senior housing
- transitional/supportive housing
- very low income

Question #4:

In reviewing the Goals, Objectives, Policies and Programs of the 2002 Housing Element, have the priorities you identified been addressed?

- a. Which goals, objectives and policies best address the priorities you identified?*
- b. Which priorities are not addressed in the current Housing Element?*

Due to the additional information needed to address this item, Chair Moore requested that this portion of the Housing Element be brought back to the next meeting for discussion. Community Development Director Parker told the Commission that staff will forward the color maps, along with goals and policies of the existing Element to them in advance of the next meeting.

PUBLIC HEARING opened at 8:33 pm

Steve Gold, 101 Ross Street, said that he would like to see more aesthetic quality in the overall vision of the City.

Tom Scott with Oliver's Market commented on Chair Moore's concern about affordable units for large families. He stated that size of units had not been a consideration of theirs while developing their application. He stated that this could be apart of the discussion going forward.

Linell Hardy, 8171 Arthur Street asked the Commission to remember and protect the residents of the mobile home parks.

Joyce Garcia complimented the Planning Commission on their questions and comments.

PUBLIC HEARING closed at 8:37 pm

Consultant Thompson recommended that the policy portion of the Housing Element be addressed at the August 15, 2011 meeting.

Discussion ensued on what time the General Plan Update meetings should begin. If a meeting will likely last 3 hours or less, it should start at 7:00 pm. If a meeting will likely last more than 3 hours, it should begin at 6:00 pm.

VII. REPORTS BY STAFF

Assistant to the City Manager Lustig advised the Planning Commission of projects they will see in the next several months:

- an application from Oliver's Market
- two affordable housing projects – Habitat for Humanity and Housing Land Trust
- map amendment for 100 Valparaiso

VIII. REPORTS BY COMMISSION

Commissioner Brady said that the Kids Day Parade was a great success.

MEETING ADJOURNED by Chair Moore at 8:45 pm

Keri L. Pajon
Planning Commission Secretary