

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 24, 2013**

1. CALL TO ORDER

Chair Cisco called the meeting to order at 5:00 p.m.

2. ROLL CALL

Commissioners present: Byrd, Chair Cisco, Duggan, Karsten, and Vice Chair Stanley. Commissioners absent: Commissioner Groninga. Commissioner Minton arrived at 5:03 p.m.

3. APPROVAL OF MINUTES

The Commission approved the September 12, 2013, Regular Meeting Minutes as submitted.

4. PUBLIC APPEARANCES - NONE

5. PLANNING COMMISSIONER'S REPORT

Chair Cisco attended the Creek Waterways committee meeting.

6. DEPARTMENT REPORT

Clare Hartman, Supervising Planner, noted that the next Planning Commission is scheduled for November 21, 2013, to maximize attendance and the December 12th meeting is scheduled for a 4:00 p.m. start time. Ms. Hartman also announced the upcoming Planning Commissioners Workshop held at Sonoma State University.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Minton stated she would be abstaining from item 12 due to a financial conflict as her employer receives contract funds from the applicant – Sonoma County Water Agency.

8. CONSENT - NONE

9. REPORT –APPEAL OF DENIAL OF ZONING CLEARANCE FOR DIBS AUTO SALES – 704-722 SANTA ROSA AVENUE (CONTINUED FROM SEPTEMBER 12, 2013)

Ex Parte – Commissioner Karsten visited the site and met with the Applicant's attorney and representative; Commissioner Duggan visited the site, met with Applicant's representative and spoke with some of the neighbors; Vice Chair Stanley visited the site and met with the Applicant's representative; Commissioner Byrd visited the site, met with the Applicant's attorney and representative and spoke with some of the neighbors; Commissioner Minton visited the site, met with the Applicant's attorney and representative and spoke

with one of the neighbors; Chair Cisco visited the site, met with the Applicant's representative, and spoke with one of the neighbors.

Clare Hartman, Supervising Planner gave the staff presentation and responded to questions from the Commission.

Applicant's representative, Jean Kapolchok, made a presentation to the Commission.

Glenn Smith – spoke in favor of the project.

Dino D'Argenzio - Keegan and Coppin representing Bob Montgomery in sale of property to George Dibs spoke in favor of the project.

Brian Ling – Executive Director Sonoma County Alliance spoke in favor of the project.

Jane Duggan - real estate broker representing Dib family spoke in favor of the project.

Chalen Dib - spoke in favor of the project.

Karen Jurling-Dib - spoke in favor of the project

Justin Dib - spoke in favor of the project.

Robin Montgomery - spoke in favor of the project.

Bob Montgomery - spoke in favor of the project.

George Dib - spoke in favor of the project.

Robert Ruiz - Chair of Burbank Gardens Neighborhood Association spoke in favor of following the station area plan.

Judy Kennedy - thanked Clare Hartman and Bob Blanchard spoke in favor of the corridor being mixed use.

Lauren Fennell - realtor specializing in selling homes in Burbank Gardens.

Rosa Koire - spoke in favor of the project.

Denise Blank - expressed concern about noise from auto sales.

James Bennett - spoke in favor of being in service.

Peter Tscherneff - spoke in favor of building rose boxes in Santa Rosa.

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan to waive reading of the text and adopt:

RESOLUTION NO. 11652 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S DENIAL OF A ZONING CLEARANCE FOR A VEHICLE AND AUTO SALES AND REPAIR USE FOR DIBS AUTO SALES LOCATED AT 704 AND 722 SANTA ROSA AVENUE; ASSESSOR'S PARCEL NUMBER(S) 009-331-050 AND 051; FILE NUMBER ZC13-0524

Following Commissioner discussion, the motion **CARRIED** 6-1 (Commissioner Groninga absent)

Chair Cisco recessed the meeting at 7:20 p.m. and reconvened the meeting at 7:48 p.m. Commissioner Groninga was absent.

***10. PUBLIC HEARING – TENTATIVE MAP AND CONDITIONAL USE PERMIT – ELM TREE STATION – 874 N. WRIGHT ROAD**

Tentative Map and Conditional Use Permit to subdivide a 0.98 acre site into two parcels and construct a gasoline and electric charge fueling station with a neighborhood market, with extended hours (5 a.m. to mid-night), and a one-bedroom apartment on the larger parcel, and construct a small retail building, picnic area and bike path on the smaller parcel, and associated Mitigated Negative Declaration. File No. MJP12-005

Ex-Parte Disclosures: Commissioner Karsten met with the Applicant and visited the site; Commissioner Duggan met with the Applicant, visited the site, and met and spoke with a member of the Sonoma County Bicycle Coalition; Vice Chair Stanley visited the site and met with the Applicant; Commissioner Byrd visited the site; Commissioner Minton visited the site and met with Applicant's representative, Chair Cisco visited the site and met with the Applicants.

Jessica Jones provided the staff report and responded to questions from Commissioners.

Applicant representative team Jean Kapolchok – Kapolchock & Associates, Randy Figueiredo - Tierney & Figueiredo, and Dalene Whitlock, W-Trans made presentationS to the Commission and responded to questions by the Commission.

PUBLIC HEARING

Chair Cisco opened the public hearing at 8:43 p.m.
Sabrina Hearst spoke in opposition to the project.

Jasmine Jolly spoke in opposition to the project.

Amy Jolly spoke in opposition to the project.

Gary Helfrich, Executive Director Sonoma County Bicycle Coalition spoke in favor of a mid block crossing.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 8:54 p.m.

Rob Sprinkle, Traffic Engineer, responded to questions regarding a mid-block crossing.

MOVED by Commissioner Karsten and seconded by Commissioner Vice Chair Stanley to waive reading of the text and adopt:

RESOLUTION NO. 11653 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE ELM TREE STATION PROJECT LOCATED AT 874 NORTH WRIGHT ROAD - ASSESSOR'S PARCEL NUMBER(S) 035-063-001 - FILE NUMBER MJP12-005

Following Commissioner discussion, the motion **CARRIED** 5-1-1 (Commissioner Duggan voting no and Commissioner Groninga absent).

MOVED by Vice Chair Stanley seconded by Commissioner Karsten to include language added to Exhibit "A" regarding the responsibility of the property owner to maintain dedicated easement land and waive reading of the text and adopt:

RESOLUTION NO. 11654 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE ELM TREE STATION TENTATIVE MAP LOCATED AT 874 NORTH WRIGHT ROAD - FILE NUMBER MJP12-005

The motion **CARRIED** 5-1-1 (Commissioner Duggan voting no and Commissioner Groninga absent).

MOVED by Commissioner Byrd and seconded by Commissioner Vice Chair Stanley to waive reading of the text and adopt:

RESOLUTION NO. 11655 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR ELM TREE STATION - LOCATED AT 874 NORTH WRIGHT ROAD; APN: 035-063-001 - FILE NUMBER MJP12-005

The motion **CARRIED** 5-1-1 (Commissioner Duggan voting no and Commissioner Groninga absent).

Chair Cisco recessed the meeting at 9:43 p.m. and reconvened at 9:48 p.m. All Commissioners were present except Commissioner Groninga.

***11. PUBLIC HEARING – CONDITIONAL USE PERMIT – STOP AND GO – 750 STONY POINT RD**

Application for a Conditional Use Permit to operate a retail store primarily for the sale of alcoholic beverages including beer, wine and spirits and requesting extended hours for these retail sales in an existing shopping center located at 750 Stony Point Road. File No. CUP13-028

Ex-Parte Disclosures:

Commissioners Karsten, Duggan, Byrd, Minton and Vice Chair Stanley visited the site and met with the Applicant's representative. Chair Cisco visited the site and met with the Applicant's consultant. Chair Cisco also disclosed her request to staff to provide broader crime statistics along the Joe Rodota trail, recalled the 2006 Planning Commission CUP denial decision due to the public nuisance factor to the Joe Rodota trail, upheld on appeal, regarding the EZ Mile convenience store and her review of Board of Supervisor Ordinance 5790 regarding alcoholic beverage retail establishments.

Noah Housh provided the staff report and responded to questions from Commissioners.

Applicant representative Jean Kapolchok made a presentation.

PUBLIC HEARING

Chair Cisco opened the public hearing at 10:19 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 10:19 p.m.

MOVED by Commissioner Duggan and seconded by Commissioner Byrd to waive reading of the text and adopt:

RESOLUTION NO. 11656 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR STOP AND GO MARKET – LOCATED AT 750 STONY POINT ROAD; APN: 125-071-018 – FILE NUMBER CUP13-028

The maker and seconder of the motion accepted a friendly amendment to reduce the hours of operation to 11:00 p.m.

Following Commissioner discussion, the motion as amended **CARRIED** 4-2-1 (Chair Cisco and Commissioner Byrd voting no and Commissioner Groninga absent).

Commissioner Minton recused herself and left the dais at 10:40 p.m.

12. PUBLIC HEARING – REZONING – 2150 WEST COLLEGE AVENUE

Rezoning of 7.46 acres located at 2150 West College Avenue from PD-0196 (Planned Development) to R-3-30 (Multi-Family Residential), consistent with the site's Medium High Density Residential General Plan land use designation. File No. RZ13-006

Erin Morris provided the staff report and responded to questions from Commissioners.

PUBLIC HEARING

Chair Cisco opened the public hearing at 10:45 p.m.

Julie Hanson spoke in opposition to apartments and potential addition of traffic and lowering of property values.

Troy Hanson spoke in opposition to the rezoning.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 10:50 p.m.

MOVED by Commissioner Byrd and seconded by Commissioner Karsten to waive reading of the text and adopt:

RESOLUTION NO. 11657 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 2150 WEST COLLEGE AVENUE TO THE R-3-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT – FILE NUMBER REZ13-006

Following Commissioner discussion, the motion **CARRIED** 5-0-1-1 (Commissioner Minton absent/recused and Commissioner Groninga absent).

13. ADJOURNMENT

Chair Cisco adjourned the meeting to Thursday, November 21, 2013, at 5:30 p.m.

Approved on: November 21, 2013

/s/ Clare Hartman, Executive Secretary