



Attachment 5

City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, September 28, 2017

2:30 PM

1. CALL TO ORDER AND ROLL CALL

Rollcall

Present 5 - Chair Patti Cisco, Vice Chair Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, and Board Member Julian Peterson

Absent 2 - Board Member Peter Rumble, and Board Member Karen Weeks

2. FIELD TRIP TO 2880 FRANZ KAFKA AVENUE AND 2800 PETALUMA HILL ROAD AND (RESIDENCES AT TAYLOR MOUNTAIN AND TAYLOR MOUNTAIN ESTATES)

The Commission will be driving to 2880 Franz Kafka Avenue, Santa Rosa, California, for the purposes of a field trip to the proposed Residences at Taylor Mountain & Taylor Mountain Estates site (see item 9.3 below). The Commission will drive to the location in separate vehicles either individually, or in groups of no more than (3) Commissioners. The Commission will be returning to the Council Chamber at the conclusion of the field trip.

NOTE: please park along Kawana Springs Road or Kawana Terrace and walk toward Franz Kafka Avenue. A construction trailer will be present at the meeting place (Location Map is attached).

3. ROLL CALL

Present 6 - Chair Patti Cisco, Vice Chair Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, Board Member Julian Peterson, and Board Member Karen Weeks

Absent 1 - Board Member Peter Rumble

4. APPROVAL OF MINUTES

none.

5. PUBLIC COMMENTS

Chair Cisco opened the public hearing at 4:02 p.m.

Amelia Chapman spoke in protest to the Verizon tower in their neighborhood.

Scott Chapman spoke in protest to the Verizon tower in their neighborhood.

Chair Cisco closed the public hearing at 4:08 p.m.

6. PLANNING COMMISSIONERS' REPORT

Presented by Chair Cisco.

7. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

8. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Vice Chair Casey Edmondson is abstaining from item 9.2.

9. PUBLIC HEARINGS

Chair Cisco recessed the meeting at 4:51 p.m. and reconvened at 5:02 p.m.

Commissioner Rumble arrived at the meeting.

All Commissioners present.

Present 7 - Chair Patti Cisco, Vice Chair Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, Board Member Peter Rumble, Board Member Julian Peterson, and Board Member Karen Weeks

9.1* PUBLIC HEARING - LINER VILLAGE - TENTATIVE MAP TIME EXTENSION - 2055 DENNIS LN - PRJ17-011, EXT17-0013

BACKGROUND: This project includes a one-year Time Extension request for a Tentative Map for an approved 16-parcel subdivision with associated improvements.

Patrick Streeter, Senior Planner.

Exparte Disclosures: None

Chair Cisco opened and closed the Public Hearing at 4:21 p.m.

A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt:

RESOLUTION 11848 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR LINER VILLAGE, A SUBDIVISION LOCATED AT 2055 DENNIS LANE, SANTA ROSA – ASSESSOR’S PARCEL NUMBERS 059-010-016, -037, -038 – FILE NUMBER EXT17-0013.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

Absent: 1 - Board Member Rumble

9.2*

PUBLIC HEARING - 243 MIDDLE RINCON ROAD SUBDIVISION - PLANNING PROJECT - 243 MIDDLE RINCON RD - PRJ17-015

BACKGROUND: Request for a rezoning from RR-20 to R-1-6 of the existing 0.43-acre parcel and a tentative parcel map with a residential small lot subdivision conditional use permit to create Lots 1 and 2, 5,783 and 5,773 square feet respectively, and a 7,918 square foot designated remainder parcel. Lots 1 and 2 would be developed with single family dwellings; the existing house would be located on the designated remainder lot. A shared 20-foot wide driveway would provide access to the new dwellings and the existing house as well as provide continued access to the single family house located at 247 Middle Rincon, which abuts the rear property line of the subject parcel. (CUP17-0014, MIN17-002, REZ17-003).

Andy Gustavson, Senior Planner.

Exparte Disclosures: None

Chair Cisco opened and closed the public hearing at 4:44

A motion was made by Board Member Duggan, seconded by Board Member Peterson, to waive reading of the text and adopt:

RESOLUTION 11849 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 243 MIDDLE RINCON ROAD, ASSESSOR'S PARCEL NUMBER 182-210-013, TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER PRJ17-015.

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Board Member Duggan, Board Member Groninga and Board Member Peterson

Absent: 2 - Board Member Rumble and Board Member Weeks

Abstain: 1 - Vice Chair Edmondson

A motion was made by Board Member Duggan, seconded by Board Member Peterson, to waive reading of the text and adopt:

RESOLUTION 11850 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A RESIDENTIAL SMALL LOT SUBDIVISION CONDITIONAL USE PERMIT FOR THE MIDDLE RINCON SUBDIVISION - LOCATED AT 243 MIDDLE RINCON ROAD – ASSESSOR PARCEL NUMBER 182-210-013 - FILE NUMBER PRJ17-015.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

Absent: 1 - Board Member Rumble

Abstain: 1 - Vice Chair Edmondson

Meeting went into Recess

Meeting Reconvened

A motion was made by Board Member Duggan, seconded by Board Member Peterson, to waive reading of the text and adopt:

RESOLUTION 11851 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE MIDDLE RINCON SUBDIVISION TENTATIVE PARCEL MAP LOCATED AT 243 MIDDLE RINCON ROAD – ASSESSOR'S PARCEL NUMBER 182-210-013 - FILE NUMBER – PRJ17-015.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

Absent: 1 - Board Member Rumble

Abstain: 1 - Vice Chair Edmondson

9.3* PUBLIC HEARING - RESIDENCES AT TAYLOR MOUNTAIN AND TAYLOR MOUNTAIN ESTATES - MITIGATED NEGATIVE DECLARATION, DENSITY BONUS, HILLSIDE DEVELOPMENT PERMIT, AND TENTATIVE MAP - 2800 PETALUMA HILL ROAD AND 2880 FRANZ KAFKA AVE - PRJ17-006 & PRJ17-010

BACKGROUND: The subject property consists of modifications to the approved Kawana Meadows recorded subdivision map, design review of condominium units (residences at Taylor Mountain), a density bonus application to achieve 93 condominium units, 19 of which are affordable, and a hillside development application for development on natural slopes exceeding 10 percent. Modifications to the recorded Kawana Meadows final subdivision map include reconfiguring two lots and the remainder parcel for a proposed new 7 single-family lot tentative subdivision map (Taylor Mountain Estates Subdivision). The proposed project would result in a net increase of 5 single-family residential units and 23 multi-family units relative to the approved Kawana Meadows Project.

Amy Nicholson, City Planner

Ex Parte Disclosures: Chair Cisco participated in a waterways committee meeting regarding project - No information to Disclose.

Other Commissioners: None.

Chair Cisco opened and closed the Public Hearing at 5:47 p.m.

Karen Weeks left the meeting at 5:58 p.m.

Chair Cisco recessed the meeting at 6:02 p.m. and reconvened at 6:16 p.m.

Meeting went into Recess

Meeting Reconvened

A motion was made by Board Member Duggan, seconded by Board Member Peterson, to waive reading of the text and adopt:

RESOLUTION 11852 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE RESIDENCES AT TAYLOR MOUNTAIN AND TAYLOR MOUNTAIN ESTATES LOCATED AT 2880 FRANZ KAFKA AVENUE AND 2800 PETALUMA HILL ROAD - ASSESSOR'S PARCEL NUMBER(S) 044-460-001 THROUGH 044-460-071- FILE NUMBERS – PRJ17-006 AND PRJ17-010.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Peterson

Absent: 1 - Board Member Weeks

A motion was made by Board Member Duggan, seconded by Board Member Peterson, to waive reading of the text and adopt as amended:

RESOLUTION 11853 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS TO APPROVE A DENSITY BONUS FOR RESIDENCES AT TAYLOR MOUNTAIN, LOCATED AT 2880 FRANZ KAFKA AVENUE, ASSESSOR'S PARCEL NUMBERS 044-460-001, 044-460-002, 044-460-003, 044-460-004, 044-460-005, AND 044-460-070, FILE NO. DB17-002.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Peterson

Absent: 1 - Board Member Weeks

A motion was made by Board Member Rumble, seconded by Board Member Groninga, to waive reading of the text and adopt as amended:

RESOLUTION 11853 ENTITLED: RESOLUTION OF THE PLANNING

COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS TO APPROVE A DENSITY BONUS FOR RESIDENCES AT TAYLOR MOUNTAIN, LOCATED AT 2880 FRANZ KAFKA AVENUE, ASSESSOR'S PARCEL NUMBERS 044-460-001, 044-460-002, 044-460-003, 044-460-004, 044-460-005, AND 044-460-070, FILE NO. DB17-002.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Peterson

Absent: 1 - Board Member Weeks

A motion was made by Board Member Duggan, seconded by Board Member Peterson, to waive reading of the text and adopt:

RESOLUTION 11854 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE RESIDENCES AT TAYLOR MOUNTAIN LOCATED AT 2880 FRANZ KAFKA AVENUE - ASSESSOR'S PARCEL NUMBER(S) 044-460-002, 044-460-003, 044-460-004, 044-460-005, FILE NO. PRJ17-006.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Peterson

Absent: 1 - Board Member Weeks

A motion was made by Board Member Duggan, seconded by Board Member Peterson, approved:

RESOLUTION 11855 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE TAYLOR MOUNTAIN ESTATES SUBDIVISION LOCATED AT 2800 PETALUMA HILL ROAD - ASSESSOR'S PARCEL NUMBER(S) – 044-460-046, 044-460-047, 044-460-071 - FILE NO. - PRJ17-010.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Peterson

Absent: 1 - Board Member Weeks

A motion was made by Board Member Duggan, seconded by Board Member Rumble, to waive reading of the text and adopt as amended:

RESOLUTION 11856 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE TAYLOR MOUNTAIN ESTATES TENTATIVE MAP LOCATED AT 2800 PETALUMA HILL ROAD – ASSESSOR’S PARCEL NUMBER(S) - 044-460-046, 044-460-047, 044-460-071 - FILE NUMBER - PRJ17-010.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Peterson

Absent: 1 - Board Member Weeks

10. ADJOURNMENT

Chair Cisco adjourned the meeting at 7:01 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, October 12, 2017 at 4:00 p.m.

Approved on:

Clare Hartman, Executive Secretary