

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 12, 2014**

1. CALL TO ORDER

Chair Cisco called the meeting to order at 4:00 p.m.

2. ROLL CALL

Commissioners present: Byrd, Chair Cisco, Crocker, Duggan, Groninga, and Vice Chair Stanley.

Commissioners absent: Karsten

3. APPROVAL OF MINUTES

The Commission approved the May 22, 2014, Regular Meeting Minutes as submitted.

4. PUBLIC APPEARANCES

Bill Cole spoke in support of item 8.

Zepporah Glass spoke in support of item 8.

David Glass spoke in support of item 8.

5. PLANNING COMMISSIONER'S REPORT –

Commissioner Groninga reported on the May 28, 2014, Subdivision Committee meeting regarding property on West Steele Lane.

Commissioner Karsten arrived at 4:08 p.m.

6. DEPARTMENT REPORT – NONE

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Vice Chair Stanley abstained from item 8 due to proximity of business to the proposed project.

Vice Chair Stanley left the dais at 4:11 p.m.

8. CONTINUED ITEM – CONDITIONAL USE PERMIT – WILIBEES ARTISANS OF SONOMA – 700 3RD STREET (Continued from the May 22, 2014, Regular Meeting)

Application for a Conditional Use Permit to allow a 6,400 square foot store for the off-site and on-site consumption of alcoholic beverages consisting of a retail store, tasting bar, and classes. File No. CUP14-002.

Ex Parte Disclosures:

Commissioner Karsten visited the site as well as the current site in Petaluma; reviewed materials provided to the Planning Commission for its May 22, 2014, meeting; viewed the May 22, 2014, Planning Commission meeting video, and spoke with the Applicant. No new information was received.

Commissioner Groninga visited the site, visited the Wilibeas site in Petaluma, and reviewed the Planning Commission meeting video of May 22, 2014. No new information was received.

Commissioner Duggan, visited the Wilibeas site in Petaluma and met with Councilmember Combs. No new information was received.

Commissioner Crocker, viewed the September 24, 2013, Council meeting wherein the Applicant's PCN was approved, spoke with Councilmember Carlstrom. No new information was received.

Commissioner Byrd, viewed the September 24, 2013, Council meeting video wherein the Applicant's PCN was approved, and spoke with Councilmember Wysocky regarding the proposed project. No new information was received.

Chair Cisco reviewed the September 24, 2013, Council meeting video wherein Applicant's PCN was approved. No new information was received.

Joel Galbraith, Senior Planner - provided the staff report and responded to questions from Commissioners.

Vikrahm Badhan, Applicant - responded to questions from Commissioners.

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

RESOLUTION NO. 11673 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-SITE CONSUMPTION OF BEER, WINE, AND SPIRITS AND ON-SITE CONSUMPTION OF BEER AND WINE FOR WILIBEES-SANTA ROSA INCLUDING CLASSES, TASTING BAR, AND THE RETAIL SALE OF FOOD, AND OTHER PRODUCTS - LOCATED AT 700 3RD STREET; APN: 009-072-045 - FILE NUMBER CUP14-002

Staff recommended changes to the resolution as follows: General condition 2 requiring the applicant to provide documentation to the Community Development Department that an ABC Type 21 license and Type 41 or 42 license has been

obtained prior to opening for business and adding language regarding floor area for each use within the business; addition of Police Department condition 20 regarding installation of surveillance cameras and monitors; and Planning Division condition F regarding permanent and temporary window signage.

Following Commissioner discussion, the motion with staff recommended changes, **CARRIED** 5-1-1 (Chair Cisco voting NO and Vice Chair Stanley abstaining).

Vice Chair Stanley returned to the dais as 5:02 p.m.

Chair Cisco recessed the meeting at 5:02 p.m.

Chair Cisco reconvened the meeting at 5:07 p.m.

9. PUBLIC HEARING – GENERAL PLAN AMENDMENT – HOUSING ELEMENT UPDATE

Planning Commission considered whether to recommend that the City Council approve the General Plan Amendment to update the Housing Element of the General Plan. File No. GPAM13-005

Erin Morris, Senior Planner - provided the staff report and responded to questions from Commissioners.

Lisa Kranz, Supervising Planner – responded to questions from Commissioners.

City Consultant, Kim Obstfeld of PMC - responded to questions from Commissioners.

PUBLIC HEARING

Chair Cisco opened the public hearing at 5:51 p.m.

Daniel Sanchez, North Bay Association of Realtors - spoke in favor an increase in proportion of real property transfer tax paid towards affordable housing, promotion of secondary units and lowering impact fees, and universal design features. Mr. Sanchez expressed concern about requiring energy efficient improvements on transfer of ownership.

Paul Gilger, Architect - supported the prior speaker's comments and commented that the new fees for secondary units are high.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 5:58 p.m.

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

RESOLUTION NO. 11674 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN - FILE NUMBER GPAM13-005

Staff recommended changes to the resolution as follows: addition of recital regarding recommended changes to the Housing Element, including acknowledging that the Social Advocates for Youth housing project was approved on page 4-24 and recommending deletion of Policy H-B-4's on page 4-152; and

Following Commissioner discussion, the motion with staff recommended changes, **CARRIED** unanimously.

10. PUBLIC HEARING – GENERAL PLAN AMENDMENT – OPEN SPACE AND CONSERVATION ELEMENT AND NOISE AND SAFETY ELEMENT

Planning Commission considered whether to recommend that the City Council 1) find that the proposed General Plan Amendment is within the scope of the General Plan 2035 Environmental Impact Report, and 2) approve the General Plan Amendment to update the safety and conservation policies of the General Plan regarding flooding, fire, risk, groundwater recharge, and stormwater. File No. GPAM13-004

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

PUBLIC HEARING

Chair Cisco opened the public hearing at 6:23 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 6:23 p.m.

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

RESOLUTION NO. 11675 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT TO UPDATE THE OPEN SPACE AND CONSERVATION AND NOISE AND SAFETY ELEMENTS OF THE GENERAL PLAN - FILE NUMBER GPAM13-004

Following Commissioner discussion, the motion **CARRIED** unanimously.

11. ADJOURNMENT

Chair Cisco adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, June 26, 2014, at a time to be set by the Chair.

Approved on: June 26, 2014

APPROVED:

A handwritten signature in cursive script, reading "Clare Hartman", written in black ink.

Clare Hartman, Executive Secretary