City of Santa Rosa

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

Planning Commission
Regular Meeting Minutes - Draft

Thursday, March 8, 2018 **4:00 PM**

1. CALL TO ORDER

Chair Edmondson called the meeting to order at 4:02 p.m.

2. ROLL CALL

Present 6 - Chair Casey Edmondson, Vice Chair Karen Weeks, Commissioner Patti Cisco, Commissioner Vicki Duggan, Commissioner Akash Kalia, and Commissioner Julian Peterson

Absent 1 - Commissioner Curtis Groninga

3. APPROVAL OF MINUTES

February 22, 2018, Regular Minutes.

Approved as submitted.

4. PUBLIC COMMENTS

Duane DeWitt discussed multiple community related issues including the availability of the General Plan at public meetings, Tiger Salamanders, open spaces and "urban greenspace."

5. PLANNING COMMISSIONERS' REPORT

None.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. CONSENT ITEMS

8.1 SOMERSET PLACE - TIME EXTENSION - 2786 DUTTON MEADOW - PRJ17-007 & PRJ18-006

A request for two one-year time extensions that will extend the

expiration date for the previously approved Somerset Place Tentative Map until June 17, 2019.

Susie Murray, City Planner.

PUBLIC COMMENTS:

Duane Dewitt spoke regarding time extensions.

A motion was made by Commissioner Cisco, seconded by Commissioner Duggan, to waive reading of the text and adopt Consent Item 8.1:

RESOLUTION NO. 11884 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING THE FIRST ONE-YEAR EXTENSION OF TIME FOR SOMERSET PLACE SUBDIVISION, EXTENDING THE EXPIRATION DATE TO JUNE 17, 2018, FOR THE PROPERTY LOCATED AT 2786 DUTTON MEADOW, ASSESSOR'S PARCEL NUMBER 043-071-038; FILE NUMBER PRJ17-007

RESOLUTION NO. 11885 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING THE SECOND ONE-YEAR EXTENSION OF TIME FOR SOMERSET PLACE SUBDIVISION, EXTENDING THE EXPIRATION DATE TO JUNE 17, 2018, FOR THE PROPERTY LOCATED AT 2786 DUTTON MEADOW, ASSESSOR'S PARCEL NUMBER 043-071-038; FILE NUMBER PRJ18-009

The motion carried by the following vote:

Yes: 6 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Kalia and Commissioner Peterson

Absent: 1 - Commissioner Groninga

9. PUBLIC HEARINGS

9.1 YOLANDA REZONING - REZONING MAP AMENDMENT - 376 YOLANDA AVE - REZ17-011

Rezone 376, 380, 386 & 414 Yolanda Avenue from CG (General Commercial) to IL (Light Industrial) for General Plan consistency.

Susie Murray, City Planner.

The applicant made a brief presentation.

Chair Edmondson opened the public hearing at 4:25 p.m.

Reesha spoke in opposition to the item.

Shelly Earnshaw spoke in opposition to the item.

Roman Kubaluk and Lisa Kelly spoke in opposition to the item.

Chair Edmondson closed the public hearing at 4:33 p.m.

A motion was made by Commissioner Cisco, seconded by Commissioner Duggan, to waive reading of the text and adopt:

RESOLUTION NO. 11886 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERIES LOCATED AT 376, 380, 386 AND 414 YOLANDA AVENUE TO THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 044-072-012, 044-072-019, 044-072-021 and 044-072-022 - FILE NUMBER REZ17-011

The motion carried by the following vote:

Yes: 6 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Kalia and Commissioner Peterson

Absent: 1 - Commissioner Groninga

9.2* 1480 GUERNEVILLE ROAD ALCOHOL SALES - CONDITIONAL USE PERMIT - 1480 GUERNEVILLE RD - CUP17-132

This project includes a Conditional Use Permit to allow alcohol sales for off-site consumption at an existing restaurant and specialty/convenience food store. Alcohol sale for on-site consumption is currently permitted. No expansion of the building footprint, staffing levels, or hours of operation is proposed.

Patrick Streeter, Senior Planner.

Ex Parte Disclosures: None.

The applicant and representative made a presentation.

Chair Edmondson opened and closed the public hearing at 5:01 p.m.

A motion was made by Commissioner Cisco, seconded by Commissioner Duggan, to waive reading of the text and adopt as amended:

RESOLUTION NO. 11887 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 BEER AND WINE FOR OFF-SITE CONSUMPTION AT THE SPECIALTY FOOD AND CONVENIENCE STORE LOCATED AT 1480 GUERNEVILLE ROAD; APN: 041-043-057; FILE NUMBER CUP17-132

The motion carried by the following vote:

Yes: 6 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Kalia and Commissioner Peterson

Absent: 1 - Commissioner Groninga

10. ADJOURNMENT

Chair Edmondson adjourned the meeting at 5:20 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, March 22, 2018 at 4:00 p.m.

Approved on:

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Clare Hartman, Executive Secretary