

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 12, 2013**

4:00 PM PLANNING COMMISSION STUDY SESSION (CITY HALL CONFERENCE ROOM 7)

CALL TO ORDER AND ROLL CALL

Chair Cisco called the meeting to order at 4:00 p.m. in Conference Room 7.

Commissioners present: Chair Cisco, Duggan, Groninga, Karsten and Minton.
Vice Chair Stanley and Commissioner Byrd absent.

STATEMENTS OF ABSTENTION BY MEMBERS OF THE PLANNING COMMISSION

PUBLIC APPEARANCES (COMMENTS LIMITED TO STUDY SESSION TOPICS)

STUDY SESSION – REVIEW OF ROSENBERG’S RULES OF ORDER

Clare Hartman, Supervising Planner, presented Rosenberg’s Rules of Order and responded to questions from the Commission.

ADJOURN STUDY SESSION AND RECONVENE TO COUNCIL CHAMBER

Chair Cisco adjourned the study session at 4:35 p.m. and convened the meeting in the Council Chamber.

4:15 PM (CITY COUNCIL CHAMBER)

1. CALL TO ORDER

Chair Cisco reconvened the meeting at 4:37 p.m.

2. ROLL CALL

Recording Secretary announced all Commissioners were present with the exception of Vice Chair Stanley and Commissioner Byrd who were absent.

3. APPROVAL OF MINUTES

The Commission approved the August 8, 2013, Regular Meeting Minutes as submitted.

4. PUBLIC APPEARANCES - NONE

5. PLANNING COMMISSIONER’S REPORT - NONE

6. DEPARTMENT REPORT

Clare Hartman, Supervising Planner, announced Sonoma State University’s 30th Annual Planning Commissioners Conference on Saturday, December 7, 2013 and requested that Commissioners contact the City to coordinate registration for the conference.

Ms. Hartman announced the next meeting would be held October 24, 2013, at 5:00 p.m.

Ms. Hartman stated that the City had received written request from the appellant's representative on item 11 Appeal of Denial of Zoning Clearance for Dib's Auto Sales File No. ZC13-0524 requesting continuance to the October meeting and that staff supported the continuance. Chair Cisco called for a motion for continuance. **MOVED** by Commissioner Duggan and seconded by Commissioner Groninga **CARRIED** 5-2 (Vice Chair Stanley and Commissioner Byrd absent) that item 11 be continued to October 24, 2013).

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. PUBLIC HEARING – SEQUOIA GARDENS PREZONING – 433 FULTON ROAD MJP13-001

Proposal to prezone one parcel totaling 29.9 acres to the Mobile Home Park zoning district to allow annexation of the property from the County of Sonoma to the City of Santa Rosa to address contamination of the well serving the 191 on-site mobile home units.

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

PUBLIC HEARING

Chair Cisco opened the public hearing at 5:03 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 5:03 p.m.

MOVED by Commissioner Duggan and seconded by Commissioner Karsten **CARRIED** 5-2 (Vice Chair Stanley and Commissioner Byrd absent) to waive reading of the text and adopt:

RESOLUTION NO. 11650 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING THE AREA TO BE INCLUDED WITHIN NORTHWEST SANTA ROSA ANNEXATION 13-001 TO THE MOBILE HOME PARK (MH) ZONING DISTRICT; FILE NO. MJP13-001

10. PUBLIC HEARING – ARMORY DRIVE REZONING –1850, 1900, 1950, 1988, 1990, 2032, 0, 2074, 2090, 2100, & 2112 Armory Drive

Proposal to rezone 11 properties, totaling 7.44 acres, from the Planned Development 72 (PD 72) zoning district to the General Commercial, Public Institutional and Medium Density Residential Zoning Districts to gain consistency with their underlying General Plan designations and to ease re-occupancy of existing buildings. File No. REZ13-003.

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

PUBLIC HEARING

Chair Cisco opened the public hearing at 5:15 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 5:15 p.m.

MOVED by Commissioner Duggan and seconded by Commissioner Minton
CARRIED 5-2 (Vice Chair Stanley and Commissioner Byrd absent) to waive reading of the text and adopt:

RESOLUTION NO. 11651 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF 11 PROPERTIES LOCATED AT 2112, 2100, 2090, 2074, 0, AND 2032 ARMORY DRIVE TO THE GENERAL COMMERCIAL ZONING DISTRICT, 1990, 1988 AND 1850 ARMORY DRIVE TO THE PUBLIC INSTITUTIONAL ZONING DISTRICT AND 1950 AND 1900 ARMORY DRIVE TO THE R-3-18 ZONING DISTRICT - FILE NUMBER REZ13-003

11. REPORT – APPEAL OF DENIAL OF ZONING CLEARANCE FOR DIB’S AUTO SALES – 704-722 SANTA ROSA AVENUE ZC13-0524

Appeal of Community Development Director’s denial of a Zoning Clearance for Dib’s Auto Sales.

This item was continued to October 24, 2013.

12. REPORT – INITIATION OF REZONING – 2150 WEST COLLEGE AVENUE

Request to initiate a rezoning for General Plan consistency for a 7.46 acre parcel designated Medium High Density Residential.

Commissioner Minton recused herself and left the chamber at 5:17 p.m.

Lisa Kranz, Supervising Planner gave the staff report and responded to questions from Commissioners.

MOVED by Commissioner Karsten and seconded by Commissioner Duggan
CARRIED 4-2-1 (Vice Chair Stanley and Commissioner Byrd absent and Commissioner Minton abstaining) to initiate a rezoning of the General Plan consistency for the 7.46 acre site at 2150 West College Avenue.

13. ADJOURNMENT

Chair Cisco adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, October 24, 2013, at a time to be set by the Chair.

Approved on:

Clare Hartman
Executive Secretary