

ATTACHMENT 6

**CITY OF SANTA ROSA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, JULY 23, 2015**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Commissioners present: Chair Cisco, Vice Chair Stanley, DeRezendes, Dippel, and Groninga.

Commissioners absent: Commissioners Crocker and Duggan.

**3. APPROVAL OF MINUTES - NONE**

**4. PUBLIC APPEARANCES - NONE**

**5. PLANNING COMMISSIONER'S REPORT**

Chair Cisco reported on the Waterway Advisory Committee meeting.

**6. DEPARTMENT REPORT –**

Clare Hartman – Deputy Director Planning, announced that the final Planning Commission goals for 2015 and June 25<sup>th</sup> meeting minutes containing assignments related to the goals were being provided to the Commission. Ms. Hartman also reported on an initiative enacted by the City Manager's Office to hire a third party consultant to work with stakeholders, the general public and city staff to improve Community Development Department processes. She announced that the report was available on the City's website and that staff would be bringing forward items from the report related to Planning Commission goals.

**7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

Vice-Chair Stanley stated he would be abstaining from item 10 as his firm is listed as a consultant on the Disclosure Form.

**8. CONSENT - NONE**

**\*9. PUBLIC HEARING – NEGATIVE DECLARATION/GENERAL PLAN  
AMENDMENT/REZONING FOR THE PROPERTIES LOCATED AT 532, 538,  
544 ASTON WAY – FILE NO. MJP15-003 (Continued from June 25, 2015)**

Proposal to change the Zoning of the aforementioned three parcels from R-1-6 (Single-Family Residential) to R-3-30 (Multi-Family Residential), and the General Plan Land Use Designation from Low Density Residential to Medium High Density Residential.

Ex-Parte Disclosures: Chair Cisco, Vice-Chair Stanley and Commissioners DeRezendes-Claiche, Dippel and Groninga visited the site. No new information was received.

Amy Nicholson – City Planner, provided the staff report and responded to questions from Commissioners.

Jason Weaver and Erin Smith – Axia Architects, made a presentation and responded to questions from Commissioners.

## PUBLIC HEARING

Chair Cisco opened the public hearing at 4:32 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 4:32 p.m.

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

**RESOLUTION NO. 11712 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF A NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL, AND REZONING FROM R-1-6 (SINGLE- FAMILY RESIDENTIAL) TO R-3-30 (MULTI-FAMILY RESIDENTIAL) FOR THE PROPERTIES LOCATED AT 532, 538, 544 ASTON WAY, ASSESSOR'S PARCEL NUMBERS 038-141-047, 038-141-006, 038-141-007 - FILE NUMBER MJP15-003**

The motion **CARRIED** 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners DeRezendes-Claiche, Dippel and Groninga voting yes and Commissioners Duggan and Crocker absent).

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

**RESOLUTION NO. 11713 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL FOR THE PROPERTIES AT 532, 538, 544 ASTON WAY, ASSESSOR'S PARCEL NUMBERS 038-141-047, 038-141-006, 038-141-007 - FILE NUMBER MJP15-003**

Following Commissioner discussion, the motion **CARRIED** 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners DeRezendes-Claiche, Dippel and Groninga voting yes and Commissioners Duggan and Crocker absent).

**MOVED** by Vice-Chair Stanley and seconded by Commissioner DeRezendes-Claiche to waive reading of the text and adopt:

**RESOLUTION NO. 11714 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTIES LOCATED AT 532, 538, 544 ASTON WAY, ASSESSOR'S PARCEL NUMBERS 038-141-047, 038-141-006, 038-141-007, TO THE R-3-30 (MULTI-FAMILY RESIDENTIAL) DISTRICT - FILE NUMBER- MJP15-003**

The motion **CARRIED** 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners DeRezendes-Claiche, Dippel and Groninga voting yes and Commissioners Duggan and Crocker absent).

Vice-Chair Stanley left the chamber at 4:42 p.m.

**10. PUBLIC HEARING – REZONING, 413 S A STREET, SPINSTER INN – FILE NO. MNP14-018**

Application to rezone one 4,200 square foot parcel from R-2 (Medium Density Residential) to CG (General Commercial) to be consistent with General Plan Designation and to accommodate a proposed hotel and retail use.

Ex-Parte Disclosures: Chair Cisco, Commissioners DeRezendes-Claiche, Dippel and Groninga visited the site. No new information was received.

Patrick Streeter – Senior Planner, provided the staff report and responded to questions from Commissioners.

**PUBLIC HEARING**

Chair Cisco opened the public hearing at 4:53 p.m.

Dalene Whitlock – W-trans, commented that her firm had prepared a traffic study for the proposed project which took into account parking restrictions and concluded that, with the exception of the car show on Father's Day, no street parking problems exist.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 4:55 p.m.

**MOVED** by Commissioner Groninga and seconded by Commissioner DeRezendes-Claiche to waive reading of the text and adopt:

**RESOLUTION NO. 11715 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 413 SOUTH A STREET APN 010-221-018 TO THE CG (GENERAL COMMERCIAL) DISTRICT - FILE NUMBER MJP14-018**

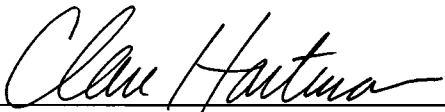
Following Commissioner discussion, the motion **CARRIED** 4-0-2-1 (Chair Cisco, Commissioners DeRezendes-Claiche, Dippel and Groninga voting yes; Commissioners Crocker and Duggan absent; and Vice-Chair Stanley absent/recused).

**11. ADJOURNMENT**

Chair Cisco adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, August 27, 2015, at 4:00 p.m.

Approved on: August 13, 2015

APPROVED:



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Clare Hartman, Executive Secretary