

Attachment 4

RESOLUTION NO. 11742

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT TO EXPAND THE RECREATION AREA, INCLUDING A REDUCTION IN PARKING, FOR THE PROPERTY LOCATED AT 6633 OAKMONT DRIVE, SANTA ROSA, APN: 016-110-037 - FILE NUMBER MNP14-014

WHEREAS, an application was submitted requesting the approval of a Minor Conditional Use Permit to expand the recreation area at the Oakmont Central Activities Center for the addition of four multi-purpose sport courts for activities such as pickle-ball, tennis, badminton, volleyball, etc., located at 6633 Oakmont Drive, also identified as Sonoma County Assessor's Parcel Number(s) 016-110-037, which expansion also includes a request for parking reduction at the existing facility; and

WHEREAS, on September 15, 2015, the Deputy Director of the Planning and Economic Development Department made a formal determination to forward the consideration of this Minor Conditional Use Permit to the Planning Commission;

WHEREAS, a parking survey was conducted from July 6, 2015 through July 27, 2015 during peak-usage periods, which parking survey found that both standard and ADA parking spaces were always available; and

WHEREAS, the Planning Commission held a duly noticed public hearing on December 10, 2015 on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that the recreational use is allowed within the PD (Planned Development) zoning district;
- B. The proposed use is consistent with the General Plan and any applicable specific plan in that the property is located in an area designated Parks and Recreation on the General Plan land use diagram;
- C. The design, location, size, and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity in that the sport courts are proposed in a location immediately surrounded by the golf course and residential uses

to the south; a Petanque court, maintenance building and parking lot to the west; the Central Activities Center (CAC) and swimming pool to the north, and the golf course to the east;

- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that it is an established recreation area in a location designated for that use;
- E. Due to special circumstances associated with the operation of the use at this location, the proposed use will generate a parking demand different from the standards specified in Table 3-4 of the Zoning Code. Due to various uses at this location coupled with varied peak hours of use, the applicant has provided a parking survey which indicated that there is adequate parking available to meet the increased demand. The survey also provided that, in addition to the current parking demand, “a realistic maximum attendance [for the sport courts] would be 24 people.” The survey found that there were no fewer than 40 available spaces during periods of peak use, for both the Berger Center and the Central Activities Center, during the time periods the courts are anticipated to be in use and, therefore, it was concluded that adequate parking is available.
- F. The number of parking spaces approved, with the requested reduction, will be sufficient for its safe, convenient, and efficient operation of the use in that in a parking survey completed by the applicant, which represented peak event periods, there was adequate parking;
- G. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- H. The Oakmont Village Central Park project has been reviewed and found in compliance with the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15183 in that it is consistent with the City of Santa Rosa General Plan and complies with Zoning Code requirements. Pursuant to Section 15332, the project is also categorically exempt from CEQA as it meets the criteria for in-fill development. Pursuant to Section 15303, the project is again categorically exempt from CEQA in that it involves the addition of a small structure.

BE IT FURTHER RESOLVED that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit to expand the recreational area including a parking reduction, is approved subject to each of the following conditions:

## PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

1. Compliance with the attached Planning and Economic Development Department Engineering Development Services Division Exhibit A, dated November 3, 2015, attached hereto and incorporated herein.
2. Provide bicycle parking in compliance with Zoning Code Section 20-36.090.
3. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. Hours of play shall be limited to 8:00 a.m. to 7:00 p.m. or dusk, whichever is more restrictive.
5. The site plan identifies two waiting areas, one located at each end of the courts. Benches are permitted within those areas; bleachers are not permitted within those areas.
6. During periods of construction, install silt fencing to protect on-site pond area located adjacent to the southeast corner of the multi-use sport courts.
7. Provide a geotechnical investigation and soils report with the building permit application submittal. The investigation shall include subsurface exploration and the report shall include grading, drainage, foundation and paving design recommendations.
8. Obtain a building permit for the proposed work.
9. The project is subject to Preliminary and Final Design Review.
10. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
11. All required landscaping and irrigation must be installed prior to the final inspection associated with the building permit.
12. Construction drawings submitted for issuance of a building permit shall include final landscape and irrigation plans.
13. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.
14. Light sources shall be concealed from public view and directed toward the subject property and away from adjacent properties.
15. Bicycle parking shall be provided in accordance with Zoning Code requirements. The location and number of spaces shall be shown on the site plan submitted for issuance of a building permit.

- 16. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- 17. The use shall comply with the City of Santa Rosa Noise Ordinance, City Code Chapter 17-16.

**EXPIRATION AND EXTENSION:**

- 18. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
- 19. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

**PLANNING COMMISSION CONDITION:**

- 20. Construction fencing shall be installed around all existing trees in the immediate area during periods of construction.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 10<sup>th</sup> day of December, 2015, by the following vote:

AYES: (5) Chair Cisco, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga

NOES: (0)

ABSENT: (1) Commissioner Crocker

ABSENT /

RECUSED: (1) Vice-Chair Stanley

APPROVED:                 *Pat Cisco*                

CHAIR

ATTEST: \_\_\_\_\_

EXECUTIVE SECRETARY

EXHIBIT A dated November 3, 2015

CITY OF SANTA ROSA CALIFORNIA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
ENGINEERING DEVELOPMENT SERVICES DIVISION

EXHIBIT "A"  
NOVEMBER 3, 2015

The Oakmont Central Park – Sport Courts  
6633 Stone Bridge Road  
MNP14-0014

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Planning and Economic Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Guidelines. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received August 11, 2015:

**PARCEL AND EASEMENT DEDICATION**

1. Provide a plot plan and a metes and bounds description prepared by a licensed Land Surveyor registered in the State of California for a Public utility easement located behind the sidewalk for 7.0 ft. in width along both Oakmont Drive and White Oak Street. Easement documents are subject to review and approval by the City Engineer and recorded at the County of Sonoma.

**PUBLIC STREET IMPROVEMENTS**

2. An Encroachment Permit is required prior to issuance of the building permit. Any improvements, proposed or required, within the public right or any existing public sewer or water easements will be reviewed and approved with the Encroachment Permit application. Only Construction plans submitted with the Encroachment Permit Application are final plans and will be approved for construction. Contact Engineering Development Services at 543-4611, located at 100 Santa Rosa Avenue, Room 5, as soon as possible to begin Encroachment Permit application

processing. Encroachment Permit application processing may take 4-6 weeks. Submit plans showing all work in the public right of way, or in public easements, including all work on public utilities (water meter boxes, sewer lateral cleanouts, backflow devices, etc.)

3. All private and public sidewalk shall be ADA compliant and provide a minimum 3 foot clear at all sidewalk obstructions. Up lifted, cracked or damaged sidewalk, shall be removed and replaced to the nearest expansion joint. The corner handicap ramp at the intersection of White Oak Rd. and Oakmont Drive shall be removed and replaced per Caltrans detail No. RSP A88A.

### **STORM WATER COMPLIANCE**

4. The developer's engineer shall comply with all requirements of the latest edition of the City of Santa Rosa and County of Sonoma, Storm Water Low Impact Development Technical Design Manual. Final onsite Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final onsite Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule.
5. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of the lot owner. Commercial owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
6. After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required. Written certification of SUSMP BMP's is to be received by the City prior to final acceptance of the Public Street improvements and/or project sign off or occupancy.
7. A Storm Water Pollution Protection Plan (SWPPP) will be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project is required to comply with all current State Water Board General Construction Permit Requirements.
8. The landscape plans and civil plans shall be updated to reflect the final BMP locations, construction details, and construction dimensions in order to construct the BMP features per the approved final SUSMP report.
9. BMP's facilities shall not conflict with other improvements including utilities.

## UTILITIES

10. Submit landscape and irrigation plans in conformance with the most recent Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council. Plans shall be submitted with the Building Permit application.

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11. The civil engineering drawings plans shall show connections to the Public Water system for the drinking fountain and its connection to the sanitary sewer system on the construction drawings. The irrigation plans shall show the connection point to the onsite irrigation system.



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Carol Clark  
Project Engineer

**CITY OF SANTA ROSA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, DECEMBER 10, 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-Claiche, Dippel, Duggan and Groninga.

Commissioners absent: Crocker

**3. APPROVAL OF MINUTES**

The Commission approved the October 8, 2015, Regular Meeting Minutes as submitted.

**4. PUBLIC APPEARANCES –**

Duane DeWitt – encouraged the City to be more proactive in responding to the housing crisis, inclusionary housing and availability of financing.

**5. PLANNING COMMISSIONER’S REPORT**

Commissioner Duggan attended the Art in Public Places meeting on December 7, 2015. Commissioner Duggan announced that a recommendation would be presented to the Council regarding how new members of the Committee will be seated and that the proposed policies in to the Art in Public Places Master Plan are scheduled for adoption in February 2016.

**6. DEPARTMENT REPORT**

Clare Hartman, Deputy Director Planning – announced upcoming meetings of January 14<sup>th</sup> and January 28<sup>th</sup> and that the Commission is scheduled to meet twice a month on the second and fourth Thursday of each month continuing on through next year. Ms. Hartman encouraged full attendance at all Commission meetings to ensure that items may be scheduled promptly with no delays.

She noted items covered at the Annual Planning Commission conference on 12/5 including water and land use, legal update on conditions and exceptions relating to housing, and tips for Commissioners.

Ms. Hartman announced the release of Update #5 of the process improvement plan which is available at <http://srcity.org/improveCD>. Of note is an organizational change and new department names. Community Development has been renamed Planning and Economic Development consisting of: Building, Economic Development, Engineering Services and Planning. Process improvement accomplishments to date are: expanded counter and phone hours, creation of public opinion survey to address counter services available at <https://www.surveymonkey.com/r/pedservices>, statistical reporting on activity



levels and current projects to make it easier for staff and the public to access data on the City's website. She announced that the next update was anticipated to be available in February.

**7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

Vice-Chair Stanley announced that he would be abstaining/recusing himself from item 12 as Oakmont Village Association is a client of his firm.

**8. CONSENT - NONE**

Chair Cisco requested a motion to reorder the agenda. **MOVED** by Vice-Chair Stanley and seconded by Commissioner Groninga **CARRIED** 6-0-1-0 (Chair Cisco, Vice Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker absent) to re-order the agenda as follows:

**\*9. PUBLIC HEARING – SKYFARM UNIT 3 SUBDIVISION – TIME EXTENSION FOR TENTATIVE MAP, CONDITIONAL USE PERMIT AND HILLSIDE DEVELOPMENT PERMIT – 3925 SAINT ANDREWS AVENUE – ASSESSOR'S PARCEL NOS. 173-750-038 & 173-760-039 – FILE NOS. MJP05-035, MAJ05-021, CUP05-107 AND HDP05-056**

This project proposes granting a one-year time extension for the approved tentative map, conditional use permit, and hillside development permit for property located at 3925 Saint Andrews Avenue.

Ex-Parte Disclosures: Vice-Chair Stanley and Commissioner Duggan visited the site. No new information was received.

Eric Gage - City Planner, provided the staff report and responded to questions from Commissioners.

Tom Jones, Brelje & Race Engineers – advised that the improvement plans had been completed and were anticipated to be signed off in the spring, map recorded in late spring, and anticipating construction in the summer.

**PUBLIC HEARING**

Chair Cisco opened the public hearing at 4:19 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 4:19 p.m.

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

**RESOLUTION NO. 11733 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR**

**EXTENSION OF TIME FOR A TENTATIVE MAP FOR SKYFARM UNIT 3  
SUBDIVISION LOCATED AT 3925 SAINT ANDREWS DRIVE, ASSESSOR'S  
PARCEL NUMBERS 173-760-038, 173-760-039, FILE NUMBER MAJ05-021**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

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

**RESOLUTION NO. 11734 ENTITLED: RESOLUTION OF THE PLANNING  
COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR  
EXTENSION OF TIME FOR A CONDITIONAL USE PERMIT FOR SKYFARM  
UNIT 3 SUBDIVISION LOCATED AT 3925 SAINT ANDREWS DRIVE,  
ASSESSOR'S PARCEL NUMBERS 173-760-038, 173-760-039, FILE NUMBER  
CUP05-107**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

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

**RESOLUTION NO. 11735 ENTITLED: RESOLUTION OF THE PLANNING  
COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR  
EXTENSION OF TIME FOR A HILLSIDE DEVELOPMENT PERMIT FOR  
SKYFARM UNIT 3 SUBDIVISION LOCATED AT 3925 SAINT ANDREWS  
DRIVE, ASSESSOR'S PARCEL NUMBERS 173-760-038, 173-760-039, FILE  
NUMBER HDP05-056**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

**\*10. PUBLIC HEARING – MARSH HAWK VILLAGE – MITIGATED NEGATIVE  
DECLARATION, REZONING, SUBDIVISION MAP, AND HILLSIDE  
DEVELOPMENT PERMIT – 5567 SONOMA HIGHWAY, ASSESSOR'S  
PARCEL NO. 031-110-092 – FILE NO. MJP13-008**

This project proposes to subdivide a 1.7-acre portion of a 2.6-acre parcel into three parcels for residential use. A Hillside Development Permit is also needed by virtue of the site topography. A map rezoning will be required to modify the zoning map to be consistent with the General Plan designation.

Ex-Parte Disclosures: Chair Cisco visited the site and had a brief conversation with the Applicant. Vice-Chair Stanley and Commissioners Duggan and Groninga visited the site. No new information was received.

Eric Gage – City Planner, provided the staff report and responded to questions from Commissioners.

Bruce Aspinall – Applicant Representative, advised he and the project engineer would be available to answer questions regarding the project and requested approval of the project.

**PUBLIC HEARING**

Chair Cisco opened the public hearing at 4:30 p.m.

Pamela Kramer Brown resident of Marsh Hawk Drive expressed concern regarding drainage runoff during construction and rainstorms.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 4:31 p.m.

Charlie Traboulsi - Civil Engineer, responded to Ms. Brown’s concern regarding drainage and run-off that the proposed project would tie into the existing storm drain system on Marsh Hawk Drive which will create less run off and drainage for properties down slope from project. During the construction phase erosion control measures will be taken.

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

**RESOLUTION NO. 11736 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR MARSH HAWK VILLAGE LOCATED AT 5567 SONOMA HIGHWAY, FILE NUMBER MJP13-008**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

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

**RESOLUTION NO. 11737 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 5567 SONOMA HIGHWAY – MARSH HAWK VILLAGE - TO THE R-1-9 DISTRICT - FILE NUMBER REZ13-008**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

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

**RESOLUTION NO. 11738 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE MARSH HAWK VILLAGE TENTATIVE PARCEL MAP LOCATED AT 5567 SONOMA HIGHWAY - FILE NUMBER MIN13-003**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

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

**RESOLUTION NO. 11739 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR A HILLSIDE SUBDIVISION LOCATED AT 5567 SONOMA HIGHWAY - ASSESSOR'S PARCEL NUMBER 031-110-092 FILE NO. HDP13-012**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

**\*11. PUBLIC HEARING – THE VILLAS – TIME EXTENSION FOR TENTATIVE MAP AND TIME EXTENSION FOR ZONING VARIANCE – 1755 SEBASTOPOL ROAD & 1700 HAMPTON WAY – ASSESSOR'S PARCEL NOS. 125-071-014, 125-031-022, 010-311-028 – FILE NO. EXT15-0002**

This project proposes granting a one-year time extension for an approved tentative map for a 14.19-acre subdivision with one commercial parcel and 197 attached single-family homes and a one-year time extension for a Zoning Variance granting reduced rear yard setbacks for some residential parcels.

Ex-Parte Disclosures: Chair Cisco visited the site and spoke with the Applicant. Vice-Chair Stanley visited the site and met with the Applicant Representative and Project Engineer. Commissioner Duggan visited the site. Commissioner Groninga had a brief discussion with the Project Engineer regarding parking/traffic studies and was advised further information would be forthcoming. No new information was received.

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

Steve McCullagh - Applicant Representative, made a presentation.

**PUBLIC HEARING**

Chair Cisco opened the public hearing at 4:56 p.m.

Gary Helfrich indicated that conditions on the Joe Rodota trail have significantly changed including an increase of 300% in bicycle use since the project was initially submitted. Mr. Helfrich spoke in favor of a comprehensive traffic study to consider circulation and safety. He requested that the Commission consider the safety issue on the trail instead of the Design Review Board.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 4:59 p.m.

Mr. McCullagh and Mr. Streeter responded to questions from the Commission.

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

**RESOLUTION NO. 11740 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR A ZONING VARIANCE FOR THE VILLAS SUBDIVISION LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER MAJ05-020**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

**MOVED** by Vice-Chair Stanley and seconded by Commissioner Duggan to waive reading of the text and adopt amended as follows:

Condition II to read "Pursuant to an existing document presented as a ROW easement on the previously approved tentative map which is an 50 foot wide, offsite easement, recorded in document No. 2818 OR 319, of Sonoma County records, the developer has represented that they have in hand or will provide to the City, all offsite easements as needed to construct a private roadway; said roadway shall be built and exclusively maintained by the projects' Home Owners Association to City of Santa Rosa Minor Street Standards; said road shall provide non-gated, secondary road access for public use, including emergency vehicular access and public utility construction and maintenance rights for the roadway and underground public utilities.

Alternatively, the owner applicant shall provide an irrevocable offer of dedication to the County of Sonoma for a 50 foot wide - Public Road, Right of Way and Utilities easement over previous said easement. These documents shall be provided by the developer, reviewed and approved by the City of Santa Rosa and /or the County of Sonoma and recorded at Sonoma County Recorder's Office prior to the Map recordation.

As a further alternative, the owner shall provide a recorded Emergency Vehicle Access easement over the existing 50-foot wide off-site easement to the east of the development, dedicated to the County of Sonoma or City of Santa Rosa prior to final map recordation. If this option is pursued, an opticom-controlled EVA gate shall be installed at the easterly boundary of the subdivision. This EVA shall be improved to City of Santa Rosa minor street standards."

Condition 15 to read "Emergency Vehicular Access easements shall be dedicated to the City of Santa Rosa over all private streets and private common driveways within the subdivision boundaries".

Condition 26 to read "Street "A" shall be dedicated and improved as a Minor Street. Half-width street improvements for the west side of the street from Sebastopol Road to the north curb face of Street "B" shall consist of a travel lane, with a parking lane, and a planter strip with a sidewalk. See the Standard Conditions of Approval for dimensions.

Street "A": Half-width street improvements for the east side of the street shall consist of a travel lane only with curb and gutter for the first 160 feet from Sebastopol Road.

Half-width street improvements for the west side of the street from the north curb face of Street "B" to the southerly edge of the Joe Rodota Trail shall consist of a travel lane, with a parking lane, and a planter strip, with sidewalk curb and gutter. Half width street improvements for both sides of the street from the northerly edge of the Joe Rodota Trail to the easterly boundary of the project shall consist of a travel lane, parking lane, planter strip, with sidewalk, curb and gutter. See the Standard Conditions of Approval for dimensions.

The dedicated right-of-way for all sections of Street "A" shall be per Minor Street Standards or at a minimum width to accommodate all the public improvements including the proposed planter strip.

Street "A" shall be improved within the existing 50-foot wide right-of-way easement as a Minor Street from the easterly subdivision boundary to Roseland Avenue. Half-width street improvements for the north side of the street shall consist of a travel lane with a parking lane and curb and gutter. Half-width street improvements for the south side of the street shall consist of a 10.5-foot wide travel lane with a 4-foot wide valley gutter.

A Fire Department approved opticom controlled EVA gate shall be installed at the southerly subdivision boundary at Hampton Way prior to occupation of Phase 1. All the above noted improvements to Street "A", shall be installed prior to occupancy of any unit within Phase 2.

Until such time that public egress and ingress occur along the connection from Street "A" to Roseland Avenue, an opticom-controlled gate shall be installed at the easterly subdivision boundary."

Conditions 42 and 51 no longer apply to the project approval.

**RESOLUTION NO. 11741 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE VILLAS SUBDIVISION LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER MAJ05-020**

Following Commissioner discussion, the motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

Chair Cisco recessed the meeting at 5:15 p.m.

Vice-Chair Stanley left the Chamber at 5:20 p.m.

Chair Cisco resumed the meeting at 5:26 p.m.

**\*12. PUBLIC HEARING – OAKMONT VILLAGE CENTRAL PARK – CONDITIONAL USE PERMIT – 6633 OAKMONT DRIVE – ASSESSOR'S PARCEL NO. 016-110-037 – FILE NO. MNP14-014**

This project proposes to expand the recreation area, including the installation of four multi-use sport courts adjacent to the swimming pool area at the Oakmont Central Activities Center. The proposal also includes a request for a parking reduction.

Ex-Parte Disclosures: Commissioners Duggan and Groninga visited the site. Commissioner DeRezendes-Claiche visited the site during last year during the election cycle. Chair Cisco visited the site and had a brief conversation with a member of the Oakmont Village Association about the presentation. No new information was received.

Susie Murray – City Planner, provided the staff report and responded to questions from Commissioners.

Frank Batchelor - President of Oakmont Village Association, spoke about the project and introduced Noel Lyons.

Noel Lyons – Co-Chair Ad-Hoc Berger Improvement Committee, made a presentation and responded to questions from Commissioners.

Public Hearing:

Chair Cisco opened the public hearing at 6:02 p.m.

Ellen Leznik spoke on behalf of 1165 Oakmont residents who signed a petition opposing construction of pickle ball courts stating that the site is unsuitable for the proposed project and that it interferes with existing land uses including the swimming pool and horse shoe facility.

Larry Souza expressed concern about parking for the proposed project and future projects due to the existing and proposed parking variance.

Ken Heyman spoke in opposition to the project siting deficiencies in the visual analysis provided to the City and stating that current open space views would be permanently blocked by chain link fence.

Kimber Patterson displayed photos taken on November 8<sup>th</sup> depicting site lines for the proposed courts and indicated that the courts would block views from residents using treadmills at the fitness center and noise impacts would be materially injurious.

Kerry Oswald spoke in opposition to the project siting acoustic impacts and that the environmental noise assessment was limited to the Community Activity Center and pickle ball.

Michael Connolly spoke in opposition to the project due to planned bleachers which are not permitted in the area and insufficient parking in response to round robin play.

Karen Oswald speaking on behalf of residents who oppose due to reduced health benefits such as reduced air flow through the pool area causing concentration of chlorine toxins and noise impacts in the area.

Carolyn Bettencourt spoke in support of continued use of tennis courts for pickle ball and in opposition to the proposed project siting negative health impacts on residents who use existing facilities and who live near the proposed courts.



Linda VanBockern spoke in opposition to the project stating noise impacts, parking issues including unauthorized parking in the Benson parking lot and diminished views for surrounding businesses.

Tom Bonomi spoke in opposition to the project stating that over 55 communities in other areas have required courts to be located 400 feet from residences due to noise impacts and that operation of heavy construction equipment at the west recreation center recently killed existing large redwood trees near the construction site.

Jeannette Luini spoke in opposition to the project stating visual and noise impacts.

Richard Duncan spoke regarding petitions and in opposition to the project.

Bill Lucker spoke in support of the project and of pickleball in Santa Rosa in general.

Tom Kendrick President of pickle ball club spoke in support of the project.

Michael Martin spoke in support of the project for health benefits.

Diane Naylor spoke in support of the project for health and social benefits.

Ross Warboys spoke in support of the project for health benefits.

Nancy Lande spoke in support of the project as Oakmont is an active senior community.

Susan Hazelwood provided pickleball statistics in Oakmont and spoke in support of the project.

Bev Leve spoke in support of the project and reviewed past projects that have been opposed and finally embraced.

Ron Leve spoke in support of the project for health benefits.

Jackie Kinney read a letter in support of pickle ball courts in Oakmont.

Marcia Lizza spoke in support of pickle ball as filling a need for those who can no longer play tennis but want an active sport.

Eva McGinn spoke in support of pickle ball at the proposed site.

Lynda Oneto expressed concern about lack of Board follow up to researching alternative sites and noise impacts.

Jane Gyorgy spoke in support of the project and expressed concern about conversion of existing tennis courts on a permanent basis.

Peter Copen spoke in support of the project and social benefits.

Martin Johns spoke in support of pickle ball.

Al Medeiros spoke in support of pickle ball.

Connie Medeiros spoke in support of the pickle ball.

Helen Wood spoke in support of pickle ball and being active.

Jan Young commented on the methods of obtaining signatures in opposition to the project.

Warren Johnson encouraged everyone to try pickle ball.

Wally Schilpp commented that the Articles of Incorporation for Oakmont stated purpose is to provide recreational and club facilities for residents. Board of Directors are elected by Oakmont residents.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 7:04 p.m.

Michael Thill, Principal Consultant – Illingworth & Rodkin, Inc. and Mr. Lyons responded to questions from the Commission.

**MOVED** by Commissioner Duggan and seconded by Commissioner Groninga to waive reading of the text and adopt as amended to include a condition for construction fencing to be provided under dripline for all impacted trees

**RESOLUTION NO. 11742 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT TO EXPAND THE RECREATION AREA, INCLUDING A REDUCTION IN PARKING, FOR THE PROPERTY LOCATED AT 6633 OAKMONT DRIVE, SANTA ROSA, APN: 016-110-037 - FILE NUMBER MNP14-014**

Following Commissioner discussion, the motion **CARRIED** 5-0-1-1 (Chair Cisco, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes, Commissioner Crocker absent and Vice-Chair Stanley absent/recused)

**13. ADJOURNMENT**

Chair Cisco adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, January 14, 2016 at 4:00 p.m.

Approved on:

APPROVED:

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Clare Hartman, Executive Secretary