

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY NOVEMBER 9, 2006**

4:00 PM REGULAR MEETING SESSION (CITY COUNCIL CHAMBER)

1. 4:03:17 PM CALL TO ORDER

Chairman Bartley called the meeting to order at 4:03 p.m.

2. ROLL CALL

Commissioners present: Commissioners Cisco, Faber, Gorin, Poulsen, Walsh, and Chairman Bartley.

Commissioners absent: Commissioner Arendt

Staff Present: Marie Meredith, Deputy Director Community Development – Planning; Tamara Taylor, Administrative Secretary.

3. 4:03:42 PM APPROVAL OF MINUTES

The minutes of October 26, 2006 were approved as presented.

4. 4:03:50 PM PUBLIC APPEARANCES

- John Seaton (regarding a lot line adjustment on Sleepy Hollow Drive)
- Kay Tokerud (regarding the Downtown Santa Rosa Station Area Specific Plan)

5. 4:11:22 PM DEPARTMENT REPORT

Deputy Director Meredith reported that the Sonoma State University Planning Commissioner's conference will take place on December 2, 2006.

6. PLANNING COMMISSIONERS' REPORT

None.

7. 4:12:22 PM STATEMENTS OF ABSTENTION BY COMMISSION MEMBERS

Commissioner Faber stated that he would abstain from item 14 (Westborough) because the applicant is a client of his firm, and from item 15 (Ravello) because his firm is involved in the project.

Chairman Bartley announced that item 9 (General Plan Amendment) would be continued due to lack of a quorum.

8. CONSENT AGENDA

None.

9. 4:13:09 PM **CONTINUED PUBLIC HEARING (Cont. from 10/26) - GENERAL PLAN AMENDMENT** - To change the General Plan land use designation for approximately 8.5 acres from Medium Density Residential to a striped Medium Density Residential/Retail and Business Services for properties on both sides of Santa Rosa Avenue generally from Charles Street south to Highway 12; to change the General Plan land use designation from Medium Density Residential to Retail Business Services for approximately 14.3 acres for properties along Santa Rosa Avenue, South A Street, Barham and Frazier Avenues and Petaluma Hill Road south of Highway 12; to change the land use designation from Medium Density Residential to Low Density Residential for 4 residential parcels of 0.26 acres east of Santa Rosa Avenue and north of Highway 12; and to add a General Plan policy to allow light industrial uses to continue and expand in the area east of Santa Rosa Avenue, south of Barham, west of Petaluma Hill Road and north of Flower Avenue. File No. GPAM 06-010.

Motion: Commissioner Gorin moved and Commissioner Walsh seconded a motion to continue this item to a date uncertain. The motion carried with the following vote:

Ayes: (3) (Cisco, Gorin, Walsh,)
Noes: (0)
Abstentions: (3) (Faber, Poulsen, Bartley)
Absent: (1) (Arendt)

10. 4:17:41 PM **PUBLIC HEARING - TENTATIVE SUBDIVISION MAP ONE YEAR EXTENSION FOR MEADOWLARK VILLAGE UNITS 4 AND 5 at 3033 and 3043 Marlow Road to subdivide the 4.1 acre site into 26 single family residential lots, File Number MJP03-004**

Ex parte communication disclosure: All Commissioners visited the site.

Senior Planner Joel Galbraith presented the staff report

The following individuals spoke:

- 4:20:53 PM Mary Jane Stimson with Carlile-Macy (on behalf of the applicant)

There were no speakers during the public hearing.

4:21:51 PM **Motion:** Commissioner Walsh moved and Commissioner Cisco seconded a motion to adopt **Resolution No. 11018: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A 1 YEAR YEAR EXTENSION OF TIME FOR MEADOWLARK VILLAGE UNITS 4 AND 5 LOCATED AT 3303 AND 3043 MARLOW ROAD - FILE NUMBER MAJ03-003.** The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

11. **4:22:39 PMPUBLIC HEARING - CONDITIONAL USE PERMIT FOR CHEVRON STONY POINT AT 750 STONY POINT ROAD to allow the sale of beer and wine at the previously approved Chevron Gas Station Market – File No. CUP06-097**

Motion: Commissioner Walsh moved and Commissioner Gorin seconded a motion to continue this item to November 30, 2006. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

12. **4:23:05 PMPUBLIC HEARING - REZONING FOR SZASZ PROPERTY at 5311 and 5315 Sonoma Hwy to reclassify .63 acres from the RR-40-SR (Rural Residential, Scenic Road) to the R-1-6-SR (Single-Family Residential, Scenic Road) District - File No. REZ06-018**

Ex parte communication disclosure: All Commissioners visited the site.

Consultant Planner Karen Mantele presented the staff report

4:26:31 PMThe following individuals spoke:

- George Adams
- David Szasz (the applicant; expressed concern regarding his application)
- 4:30:58 PMDeputy Director Meredith responded to questions of the Commission and the speakers.

4:32:14 PM**Motion:** Commissioner Cisco moved and Commissioner Walsh seconded a motion to adopt **Resolution No. 11019: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF A NEGATIVE DECLARATION OF PROPERTY LOCATED AT 5311 AND 5315 SONOMA HIGHWAY FOR THE RECLASSIFICATION FROM RR-40-SR DISTRICT TO R-1-6-SR DISTRICT- FILE NUMBER REZ06-018.** The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Motion: Commissioner Cisco moved and Commissioner Walsh seconded a motion to adopt **Resolution No. 11020: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 5311 AND 5315 SONOMA HIGHWAY FROM THE RR-40-SR DISTRICT TO THE R-1-6-SR DISTRICT - FILE NUMBER REZ06-018.** The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

13. 4:33:26 PM **PUBLIC HEARING - CONDITIONAL USE PERMIT FOR ACCU-SMOG at 900 & 906 Santa Rosa Ave. to allow the construction of a new 4,132 square foot smog shop, with three service bays, a drive-through coffee shop, and outdoor seating – File No. MNP05-032**

Ex parte communication disclosure: All Commissioners visited the site and met with the applicant's architect.

Commissioner Poulsen announced his abstention of this item because he accepted a campaign donation from the project architect.

City Planner Noah Housh presented the staff report.

4:40:39 PM The following individuals spoke:

- Elee Tsai (the project architect)

4:47:15 PM The following individuals spoke during the public hearing.

- Kay Tokerud (supports)

4:55:26 PM **Motion:** Commissioner Walsh moved and Commissioner Cisco seconded a motion to adopt **Resolution No. 11021: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A NEGATIVE DECLARATION FOR THE DEMOLITION OF AN EXISTING METAL STRUCTURE, SOIL AND GROUND WATER REMEDIATION, AND THE CONSTRUCTION OF A MIXED USE STRUCTURE LOCATED AT – 900 AND 906 SANTA ROSA AVENUE FILE NUMBER MNP05-032.** The motion carried with the following vote:

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)

Noes: (0)

Abstentions: (1) (Poulsen)

Absent: (1) (Arendt)

Motion: Commissioner Walsh moved and Commissioner Cisco seconded a motion to adopt **Resolution No. 11022 RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR A TEST ONLY SMOG SHOP AND DRIVE-THROUGH COFFEE SHOP - LOCATED AT 900 AND 906 SANTA ROSA AVENUE - FILE NUMBER MNP05-032,** with the following modification:

- The following text shall be added to condition no. 11: "Condition number 3 shall also be deviated from in that the Rutledge Avenue shall still consist of a travel lane and parking lane, however contiguous sidewalk is allowed in place of the required planter strip. This is mitigated by increased onsite landscaping proposed by the applicant along Rutledge Avenue".

The motion carried with the following vote:

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)

Noes: (0)

Abstentions: (1) (Poulsen)

Absent: (1) (Arendt)

Commissioner Poulsen resumed participation in the meeting.

14. **4:56:58 PMPUBLIC HEARING - TENTATIVE MAP AND SMALL LOT CONDITIONAL USE PERMIT FOR WESTBOROUGH at 1715 & 1801 Ridley Avenue to subdivide 3 acres into 33 single family attached lots and 1 single family detached lot – File No. MJP06-018**

Commissioner Faber abstained from discussion and vote on this item; he left the chamber at this time.

Ex parte communication disclosure: All Commissioners visited the site.

City Planner Gillian Hayes presented the staff report and responded to questions from the Commission.

5:07:15 PMThe following individuals spoke:

- Rich Waller (representing the applicant)

There were no speakers during the public hearing.

The Planning Commission expressed concern regarding the following issues:

- The design of the units should comply with the established Design Guidelines for small lot subdivisions in order to address the relationship of windows to each other and the canyonlike impression between buildings
- The roofline imposes on the dripline of the tree, which may affect the health of the tree.

5:25:10 PMThe following individuals spoke:

- Deputy Director Meredith
- Mr. Waller responded to concerns and questions of the public speaker.

Motion: Commissioner Cisco moved and Commissioner Gorin seconded a motion to continue this item to a date uncertain in order to allow the applicant to redesign the project to address the concerns of the Commission. The motion carried with the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)

Noes: (0)

Abstentions: (1) (Faber)

Absent: (1) (Arendt)

Chairman Bartley called a recess at 5:30 p.m. and reconvened at 5:39 p.m.

15. **5:39:46 PMPUBLIC HEARING - REZONING AND TENTATIVE MAP FOR RAVELLO at 1755 & 1815 Guerneville Road to rezone 1.06 acres to the R-3-18 (Residential) District and subdivide into 13 attached townhome lots – File No. MJP06-022**

Commissioner Faber continued his abstention.

Ex parte communication disclosure: All Commissioners visited the site.

City Planner Gillian Hayes presented the staff report

5:43:37 PMThe following individuals spoke:

- Rich Waller (representing the applicant)

There were no speakers during the public hearing.

5:54:51 PM **Motion:** Commissioner Cisco moved and Commissioner Poulsen seconded a motion to adopt **Resolution No. 11023:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED RAVELLO RECLASSIFICATION AND TENTATIVE MAP LOCATED AT 1755 & 1815 GUERNEVILLE ROAD - ASSESSOR'S PARCEL NUMBER(S) 036-101-033 & 34 - FILE NUMBER MJP06-022. The motion carried with the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Faber)
Absent: (1) (Arendt)

Motion: Commissioner Cisco moved and Commissioner Poulsen seconded a motion to adopt **Resolution No. 11024:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 1755 & 1815 GUERNEVILLE ROAD TO THE R-3-18 DISTRICT - FILE NUMBER MJP06-022. The motion carried with the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Faber)
Absent: (1) (Arendt)

Motion: Commissioner Cisco moved and Commissioner Poulsen seconded a motion to adopt **Resolution No. 11025:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE RAVELLO TENTATIVE MAP LOCATED AT 1755 & 1815 GUERNEVILLE ROAD - FILE NUMBER MJP06-022, striking the existing condition 11 and replacing with modified wording indicating that the planter strip will be reduced to 5 feet. The motion carried with the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Faber)
Absent: (1) (Arendt)

5:56:59 PM **Motion:** Commissioner Cisco moved and Commissioner Poulsen seconded amendment to the previous motion to change Engineering condition 13 to indicate a 5-foot planter strip. The modified motion carried with the following vote:

Ayes: (5) (Cisco, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Faber)
Absent: (1) (Arendt)

Commissioner Faber resumed participation in the meeting.

16. 5:57:25 PM**PUBLIC HEARING - REZONING, TENTATIVE MAP AND VARIANCE FOR THE VILLAS LOCATED AT 1755 SEBASTOPOL RD & 1700 HAMPTON WAY** to rezone from General Industry to R-3-15 and General Commercial and develop 14.19-acres with one 0.52-acre General Commercial lot, 197 town home lots, and 39 common parcels including a 0.6-acre community recreational area. Project includes the demolition of the existing golf driving range. APNS: 125-071-014, 125-031-022 and 010-311-028, File No. MJP05-020

Ex parte communication disclosure: All Commissioners visited the site and met with the applicant. Commissioner Cisco also communicated via e-mail with a member of the Roseland Roundtable, and spoke with Design Review Board Chair Ralf Konietzko.

Senior Planner Joel Galbraith presented the staff report

6:05:24 PMThe following individuals spoke:

- Jim Hummer (representing the applicant)
- David Danner (the project architect)

6:12:58 PMThe following individuals spoke during the public hearing.

- Ezekiel Ortiz (supports; expressed concern regarding how the project would affect Hampton Way)

6:31:21 PM**Motion:** Commissioner Poulsen moved and Commissioner Cisco seconded a motion to adopt **Resolution No. 11026: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE VILLAS PROJECT LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY, ASSESSOR'S PARCEL NUMBER(S) 125-071-014, 125-031-022 & 010-311-028 - FILE NUMBER MJP05-020/REZ05-005.** The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Motion: Commissioner Poulsen moved and Commissioner Cisco seconded a motion to adopt **Resolution No. 11027: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY, ASSESSOR'S PARCEL NUMBER(S) 125-071-014, 125-031-022 & 010-311-028, TO THE R-3-15 AND GC DISTRICTS - FILE NUMBER - MJP05-020/REZ05-005.** The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Motion: Commissioner Poulsen moved and Commissioner Cisco seconded a motion to adopt **Resolution No. 11028: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A ZONING VARIANCE FOR THE VILLAS PROJECT LOCATED AT 1755 SEBASTOPOL ROAD/1700 HAMPTON WAY - FILE NUMBER MJP05-020/ZV05-020.** The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Motion: Commissioner Poulsen moved and Commissioner Cisco seconded a motion to adopt **Resolution No. 11029: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A ZONING VARIANCE FOR THE VILLAS PROJECT LOCATED AT 1755 SEBASTOPOL ROAD/1700 HAMPTON WAY - FILE NUMBER MJP05-020/ZV05-020.** The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

17. ADJOURNMENT

Chairman Bartley adjourned the meeting at 6:34 p.m. to the regular Planning Commission Meeting to be held at 4:00 p.m. in the City Council Chamber at Santa Rosa City Hall on Thursday November 30, 2006.

PREPARED BY:

Tamara Taylor

Tamara Taylor, Recording Secretary

ATTEST:

Chuck Regalia

Chuck Regalia, Executive Secretary

APPROVED BY:

Chairman Bartley

Chairman Bartley