

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 9, 2016**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Vice Chair Stanley, Commissioners, Dippel, Duggan, and Edmondson. Absent: Chair Cisco (recused), Commissioners Crocker, and Groninga.

3. APPROVAL OF MINUTES

The Commission did not have a quorum to approve the May 26, 2016 Regular Meeting Minutes.

4. PUBLIC APPEARANCES

Duane DeWitt of Roseland suggested that board/commission members ride Rosie the Trolley to tour Roseland and meet the community and see the condition of roads and neighborhoods.

Rena Ravich – West Hearn Avenue - asked that her neighborhood be named a heritage neighborhood, and Hearn Avenue not be punched through, as it would add too much through-traffic.

5. PLANNING COMMISSIONER'S REPORT

Commissioner Duggan, ART in Public Places Meeting – the committee discussed a proposed design change to the fountain at Courthouse Square, and a new proposed art project made of old parking meters.

6. DEPARTMENT REPORT

Deputy Director of Hartman gave the reports:

Housing Action Plan Update – Council accepted the plan on June 7, 2016; work plans and a budget will be developed for the initiatives, with an opportunity for Council to allocate money to initiate the more aggressive policies to incentivize affordable housing. The plan will be presented to the Planning Commission for comments on June 23, 2016; the plan will also be presented to Design Review and Cultural Heritage Boards.

Redwood Gospel Mission – No date has been set for the continued hearing, but the target date is July 14, 2016. The applicant applied for Neighborhood Meeting, tentatively for June 29, 2016.

The Planning Commission work plan will be added to the July 14, 2016 agenda.

7. **STATEMENTS OF ABSTENTION BY COMMISSIONERS** – Chair Cisco abstained from Item 9 and was recused from the meeting.

8. **CONSENT** - None

9. **PUBLIC HEARING – ROSELAND AREA PROJECTS – ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN, AND ENVIRONMENTAL IMPACT REPORT – FILE NO. ST14-001**

The Roseland Area Projects include the Roseland Area/Sebastopol Road Specific Plan and preliminary work toward the future Roseland Area Annexation. The proposal includes the Draft Specific Plan, amendments to the General Plan, Downtown Station Area Specific Plan, Zoning Code and Bicycle and Pedestrian Master Plan, Rezoning and Prezoning for consistency with the General Plan, and a program level Draft Environmental Impact Report that assesses both projects. Note: The Roseland Area Annexation is not being considered at this time.

Senior Planner Jessica Jones provided the staff report and responded to questions from Commissioners.

Jeanine Cavalli and Patrick Hindmarsh, from Michael Baker International, presented the Draft Specific Plan and Draft Environmental Impact Report.

Senior Planner Jessica Jones presented the proposed Zoning Code text amendments, and the Statement of Overriding Conditions, public comments from workshops and Review by other City Boards, and Planning Commission's role.

PUBLIC HEARING

Vice Chair Stanley opened the public hearing at 5:05pm

- Duane DeWitt said there is not a well-coordinated effort between the City and the County; Sebastopol Road has not been mentioned, and there has not been enough public outreach.
- Chris Meyer said City staff did a good job, the workshops were well run; she asked for approval.
- Arthur Deike expressed concern regarding significant traffic impact; A property at West Hearn Avenue/Stony Point Road/Old Stony Point Road is proposed for medium-high residential, and he suggested Retail/Business zoning because there is no Retail in the area and retail zoning might minimize traffic impacts.
- Sam McMillar, mobilehome park owner, said the annexation will not benefit his tenants due to higher costs; he asked why they were not informed of the costs, and requested more information; If Hearn Avenue is widened, his tenants will have more trouble getting into/out of the mobilehome park.
- GP Radich – City staff has been helpful and willing to speak with neighborhoods; she asked why the Environmental Impact Report was not published in Spanish; she encouraged commissioners to visit Hearn

Avenue during rush hours; Victoria drive has no access outside the neighborhood except through Hearn Avenue, and the neighborhood does not want outside traffic, emergency vehicle access will be impeded; the SMART train crossing will further impact traffic; a new charter school on Dutton Avenue/Hearn Avenue will also impact traffic.

- Frank Baumgardener expressed concern about crime in the area; commended City staff for their work on the project.
- Fred Kreuger- Hughes Avenue Neighborhood Association – The Draft EIR and Draft Specific Plan are not specific to Roseland; There has been continual growth but no increase in infrastructure; the area cannot afford more housing as the highest density area in Santa Rosa; Sebastopol Road has poor air quality, and there are asthma incidences in Roseland school; more housing will increase traffic and asthma; not enough parks have been proposed; there are underground water quality problems.
- Magdelina Ridley – steering committee member, appreciates the community outreach; supports industrial businesses along Sebastopol Road; supports mobile vendors; the area needs more parks; there is a lot of traffic; supports affordable housing but Roseland is a high density, so maybe affordable housing could be distributed throughout the City; Housing cannot increase without increased services; She supported businesses and shops along Hearn Ave; An overpass on Bellevue Avenue will reduce traffic impact on Hearn Avenue.
- Tom Shader Lives in a low density area and was assured by City staff in the past that there would be a blending of old and new neighborhoods, and he expressed concern about the high densities proposed at his property line.
- Gabi Shader – The proposed plan will add unacceptable levels to traffic that is already heavy. She asked that alternative plans be used, even if temporarily.
- Gregory Fearon – Santa Rosa Together - Brown Act requirements have hampered efforts to get the community engaged; people will not know if they were heard unless they can read about it in their own language; Santa Rosa Together had asked the City and County to coordinate for community engagement for the Roseland Village planning, but it did not happen much.
- Ron Lopez – Sonoma State University - Concerned that the development will push out low income residents; people are feeling forced out; appreciates the rent stabilization ordinance; appreciates that street vendors are permitted to stay under certain circumstances and asked that ambulatory vendors (bicycle carts) be accommodated as well.
- Peter Bruce – expressed concern regarding heavy traffic which impedes normal driving; emergency vehicles access will be impeded if more traffic is added; the SMART train will add to traffic delays; concerned regarding building more without added infrastructure; more gangs are coming into the area due to the lower rents.

Vice Chair Stanley closed the public hearing at 5:48pm

The Planning Commission reviewed and discussed the Draft Roseland Specific Plan and Draft Environmental Impact Report. Senior Planner Jessica Jones answered Commissioners' questions.

10. ADJOURNMENT

Vice Chair Stanley adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, June 23, 2016 at 4:00 p.m.

Approved on:

APPROVED:



Clare Hartman, Executive Secretary

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 23, 2016**

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, Crocker, Dippel, Duggan, Edmondson and Groninga.
3. **APPROVAL OF MINUTES**
The Commission approved the May 26, 2016 Regular Meeting Minutes as submitted.
The Commission approved the June 9, 2016 Regular Meeting Minutes as submitted.
4. **PUBLIC APPEARANCES** - None
5. **PLANNING COMMISSIONER'S REPORT** - None
6. **DEPARTMENT REPORT**
Deputy Director of Planning, Clare Hartman – Upcoming meetings update
Chair Cisco suggested a tour of Terrazzo at Fountaingrove before the item comes before the Commission.
7. **STATEMENTS OF ABSTENTION BY COMMISSIONERS**
Chair Cisco abstained from Item 11 because she owns property in the project area.

RE-ORDERING OF AGENDA

MOVED by Commissioner Stanley and seconded by Commissioner Duggan to move Item No. 10 to be first on the agenda. Following Commission discussion, the Motion **CARRIED** 7-0.

MOVED by Commissioner Stanley and seconded by Commissioner Duggan to Continue Item No. 10 to the next Regular Meeting of July 14, 2016. Following Commission discussion, the Motion **CARRIED** 7-0.

8. **REPORT ITEM – SANTA ROSA HOUSING SERIES – REPORT 5:
HOUSING ACTION PLAN**
BACKGROUND: Staff will brief the Commission on the City Council's six-part housing series to address how Santa Rosa can increase production, achieving a goal of "housing for all." Reports 1 and 2 were presented on February 23, 2016, and Reports 3 and 4 on April 19, 2016. On June 7, 2016, the City Council received Report 5, the Housing Action Plan.

Deputy Director Clare Hartman presented the Housing Action Plan and answered questions from the Commission.

9. **PUBLIC HEARING – CONDITIONAL USE PERMIT – EL POLLO LOCO DRIVE-THROUGH - 3785 CLEVELAND AVE - FILE NO. MJP15-005/CUP15-020**

BACKGROUND: This project proposes construction of a new one-story restaurant with drive-through window and aisle as well as a separate retail/service building on a 1.25-acre site.

Ex-Parte Disclosures:

- Commissioner Dippel visited the site, and had nothing to disclose.
- Commissioner Crocker visited the site, and had nothing new to disclose.
- Commissioner Duggan visited the site and had nothing to disclose
- Vice Chair Stanley visited the site and met with the applicant representative, and had nothing new to disclose.
- Commissioner Groninga visited site, and had nothing further to disclose.
- Commissioner Edmonson visited site and had nothing new to disclose.
- Chair Cisco visited the site, met with the applicant representative, and had a short meeting with the Chair of Design Review Board, who echoed comments as per the Design Review Board Minutes in the Planning Commission packets; she had nothing further to disclose.

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

Applicant Representative Steven Sharpe gave a presentation.

Architect John Dodson gave a presentation.

PUBLIC HEARING

- Chair Cisco opened the public hearing at 5:06 p.m.
- Seeing no one wishing to speak, Chair Cisco closed the public hearing at 5:06 p.m.

MOVED by Commissioner Stanley and seconded by Commissioner Duggan to waive reading of the text and adopt:

RESOLUTION NO. 11769 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR A DRIVE-THROUGH FACILITY AT 3785 CLEVELAND AVENUE; APN: 148-041-028; FILE NUMBER MJP15-005

Following Commission discussion, the Motion **CARRIED** 7-0.

(Chair Cisco left the meeting at this time.)

10. **PUBLIC HEARING – PUBLIC HEARING - HILLSIDE DEVELOPMENT PERMIT/ZONING VARIANCE- 5954, 5958, 5962, 5966, 5974, 5978, 5986, 5990, 5994, 5998, 6002, 6004, 6012 SUNHAWK DRIVE, 1581, 1585, 1589, 1593, 1583, 1584, 1580 MYSTIC POINT PLACE, 1603, 1607, 1611, 1615, 1610, 1606, 1602 GRAYHAWK PLACE, 6024, 6028, 6032, 6036 SUNHAWK PLACE PRJ15-011 (HDP15-019/ZV15-005)**

BACKGROUND: The project includes a Hillside Development Permit to allow the construction of detached single-family dwellings on slopes exceeding 10 percent on 31 existing single-family lots. The proposed residences range in size from approximately 2,535 to 3,370 square feet, and include landscaping. A Zoning Variance is requested to allow an encroachment ranging between 2 and 5 feet into the required 15 foot side yard setback required in hillside area for 24 of the 31 lots.

Item No. 10 was continued to July 14, 2016.

11. **REPORT – ROSELAND AREA PROJECTS – ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN, AND ENVIRONMENTAL IMPACT REPORT – FILE NO. ST14-001**

On June 9, 2016 the Planning Commission conducted a public hearing on the Draft EIR, Draft Specific Plan and associated amendments. Staff is returning to the Commission to provide response to comments received regarding the Draft Specific Plan.

Senior Planner Jessica Jones gave the presentation and answered questions from the Commission. July 5, 2016 is the last day for public comments.


- Vice Chair Stanley opened the meeting for public comment.
- Amanda Morriss, resident of West Hearn Ave – Residents wanted to remain County but met with staff and came up with a rural heritage zone plan. Asked that the plan be left as is.
- GP Radich, Victoria Drive resident – Her neighborhood wants harmonious transition- asked for community gardens.
- Janice Sievert, Roseland resident – Expressed concerns regarding traffic and financial sustainability of more development.
- Seeing no one else step forward to speak, Vice Chair Stanley closed public comments.

12. ADJOURNMENT

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

Approved on: July 14, 2016

APPROVED:

A handwritten signature in blue ink that reads "Clare Hartman". The signature is written in a cursive style with a long horizontal stroke at the end.

Clare Hartman, Executive Secretary

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 8, 2016**

2:30 PM (1601 FOUNTAINGROVE PARKWAY)

1. CALL TO ORDER AND ROLL CALL

Chair Cisco called the meeting to order at 2:30 p.m.

Commissioners present: Chair Cisco, Vice Chair Stanley, Duggan, Edmondson and Groninga.

Commissioners absent: Crocker and Dippel

2. FIELD TRIP TO 1601 FOUNTAINGROVE PARKWAY (TERRAZZO AT FOUNTAINGROVE)

4:00 PM (CITY COUNCIL CHAMBER)

3. ANNOUNCEMENT OF ROLL CALL

Commissioners present: Chair Cisco, Vice Chair Stanley, Duggan, Edmondson and Groninga.

Commissioners absent: Crocker and Dippel

4. APPROVAL OF MINUTES

The Commission approved the August 11, 2016, Regular Meeting Minutes as submitted.

5. PUBLIC APPEARANCES

Duane DeWitt spoke regarding serving the City and Community and regarding brownfields and encouraged the Commission to attend meetings at the County.

Fred Krueger spoke regarding air pollution and health hazards to children in Roseland caused by existing traffic and expressed concern about lack of infrastructure and additional traffic being added through new housing.

6. PLANNING COMMISSIONER'S REPORT - NONE

7. DEPARTMENT REPORT

Clare Hartman announced items to be considered by the Commission at its September 22nd meeting including a conditional use permit for commercial cultivation of cannabis, Grove Village housing project, citywide rezoning related to hotels, and time extension for a subdivision map for The Arbors Subdivision. She also reported that a joint City Council/Planning Commission meeting would be scheduled on November 1st to review next steps for the Southeast Greenway. An appeal of the Commission's decision on the Redwood Gospel Mission

general plan amendment has been scheduled for October 11th. Ms. Hartman reviewed Council priorities as they relate to the Commission and Planning & Economic Development.

8. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Chair Cisco announced that she would abstain from item 11 as she owns property in the project area.

9. CONSENT - NONE

***10. PUBLIC HEARING – TERRAZZO AT FOUNTAINGROVE - MITIGATED NEGATIVE DECLARATION, TENTATIVE MAP, CONDITIONAL USE PERMIT, HILLSIDE DEVELOPMENT PERMIT, ZONING VARIANCE – 1601 FOUNTAINGROVE PARKWAY – FILE NO. MJP15-002**

Application to subdivide a 7.5 acre parcel into 19 single-family residential parcels, and one common parcel, to accommodate construction of 19 single-family detached and attached residential units and associated improvements.

Ex-Parte Disclosures: Chair Cisco announced that the Commission had a field trip at 2:30 p.m. to walk the project site with planning staff, members of the applicant team and members of the Fountaingrove club. Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga had nothing additional to disclose. No new information was received.

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

The applicant team including Hugh Futrell – Applicant Representative and Bill Mastick – Landscape Architect, made a presentation and responded to questions from Commissioners.

PUBLIC HEARING

Chair Cisco opened the public hearing at 5:10 p.m.

Margaret MacNab expressed concern that the project, as currently designed, will have significant adverse impacts on club facilities and membership including traffic safety and onsite circulation.

Hardy Soderholm spoke in opposition to the project siting inconsistency with the General Plan and negative impact on wildlife, traffic, and adverse financial impact on club.

Thomas Schiff expressed concern about traffic/road conditions including ingress and egress to the club, landscaping for the proposed lower village, and visual impacts on pool.

Nancy Hall expressed concern about the scope and impact on the athletic club, unhealthy conditions during construction, safety, and negative impacts to the club's finances.

Lois Nagle spoke in opposition to the project due to impacts on the pool.

James Miller spoke in opposition to project due to financial impacts on the Fountaingrove Golf and Athletic Club.

Gary Foss expressed concern about the impacts to the quality of life around the club.

Randy Seelye reviewed the history of the proposed project and easement agreement as a former board member and club president and stated he is neutral on the project.

Tom Corey expressed concern about traffic and stated that he is neutral on the project.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 5:34 p.m.

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan
CARRIED 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga voting yes and Commissioners Crocker and Dippel absent) to waive reading of the text and adopt:

RESOLUTION NO. 11778 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE TERRAZZO AT FOUNTAINGROVE PROJECT, LOCATED AT 1601 FOUNTAINGROVE PARKWAY; ASSESSOR'S PARCEL NUMBER (APN): 173-670-024; FILE NUMBER MJP15-002

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan
CARRIED 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga voting yes and Commissioners Crocker and Dippel absent) to waive reading of the text and adopt:

RESOLUTION NO. 11779 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A ZONING VARIANCE TO ALLOW ENCROACHMENTS INTO THE REQUIRED 15-FOOT SIDE SETBACK AND 20-FOOT FRONT SETBACK, FOR THE PROPOSED CONSTRUCTION OF 7 DETACHED SINGLE-FAMILY RESIDENCES WITHIN THE TERRAZZO AT FOUNTAINGROVE SUBDIVISION LOCATED AT 1601 FOUNTAINGROVE PARKWAY, ASSESSOR'S PARCEL NUMBER 173-670-024; FILE NUMBER ZV16-001

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan
CARRIED 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga voting yes and Commissioners Crocker and Dippel absent) to waive reading of the text and adopt:

RESOLUTION NO. 11780 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE TERRAZZO AT FOUNTAINGROVE TENTATIVE MAP LOCATED AT 1601 FOUNTAINGROVE PARKWAY, APN 173-670-024, FILE NUMBER MJP15-002

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan
CARRIED 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga voting yes and Commissioners Crocker and Dippel absent) to waive reading of the text and adopt:

RESOLUTION NO. 11781 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR TERRAZZO AT FOUNTAINGROVE - LOCATED AT 1601 FOUNTAINGROVE PARKWAY; ASSESSOR'S PARCEL NUMBER (APN): 173-670-024; FILE NUMBER MJP15-002

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan
CARRIED 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga voting yes and Commissioners Crocker and Dippel absent) to waive reading of the text and adopt:

RESOLUTION NO. 11782 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR TERRAZZO AT FOUNTAINGROVE LOCATED AT 1601 FOUNTAINGROVE PARKWAY; ASSESSOR'S PARCEL NUMBER (APN): 173-670-024; FILE NUMBER MJP15-002

Chair cisco recessed the meeting at 6:12 p.m. and left the Chamber at this time.

Vice Chair Stanley reconvened the meeting at 6:18 p.m. Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga being present.

11. REPORT ITEM – ROSELAND AREA PROJECTS

Adoption of resolutions recommending that the City Council certify the Environmental Impact Report for the Roseland Area/Sebastopol Road Specific Plan and Roseland Area Annexation, adopt the Specific Plan, and approve amendments to the General Plan, Downtown Station Area Specific Plan, Zoning Code and Bicycle and Pedestrian Master Plan, and Rezone and Prezone parcels consistent with the General Plan – File Number ST14-001 (Specific Plan) and ST13-003 (Annexation)

Jessica Jones – Senior Planner, and the applicant team provided the staff report and responded to questions from Commissioners.

Duane DeWitt requested a continuance due to inadequacy of the Environmental Impact Report.

Johanna Greenberg encouraged the Commission to approve the projects and expressed appreciation for the efforts of Chuck Regalia, Jessica Jones and Lisa Kranz.

Lennie Moore encouraged the Commission to approve the projects and acknowledged the efforts of Chuck Regalia, Jessica Jones and Lisa Kranz.

GP Radich encouraged the continuance of agricultural uses such as community gardens or greenbelt on Victoria Drive and expressed appreciation for Chuck Regalia, Jessica Jones and Lisa Kranz.

Frank Baumgardner expressed concern about property price increases causing current Roseland residents to have to move and expressed concern about the inadequacy of the Environmental Impact Report.

Mengesha Brody expressed concern about density and traffic impacts and spoke in opposition to the Environmental Impact Report and expressed concern that the EIR had not been published in Spanish.

Michael Hart spoke in support of annexation of West Hearn Avenue and rural heritage designation.

Sam McMillan expressed concern about traffic, circulation and gridlock.

Christina Meyer expressed appreciation to Jessica Jones and City staff for their efforts on the Roseland Area Projects.

Salvadore Flores questioned what City services would cost residents who are annexed.

MOVED by Commissioner Duggan and seconded by Commissioner Groninga
CARRIED 4-0-1-2 (Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga voting yes, Chair Cisco abstained/recused, and Commissioners Crocker and Dippel absent) to waive reading of the text and adopt:

RESOLUTION NO. 11783 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN, ROSELAND AREA ANNEXATION AND ASSOCIATED GENERAL PLAN, DOWNTOWN STATION AREA SPECIFIC PLAN, ZONING CODE, AND

**BICYCLE AND PEDESTRIAN MASTER PLAN AMENDMENTS, AND
REZONING AND PREZONING OF PARCELS WITHIN THE ROSELAND
AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND ROSELAND AREA
ANNEXATION BOUNDARIES - FILE NUMBERS ST13-003 AND ST14-001**

MOVED by Commissioner Duggan and seconded by Commissioner Groninga
CARRIED 4-0-1-2 (Vice Chair Stanley, Commissioners Duggan, Edmondson and
Groninga voting yes, Chair Cisco abstained/recused, and Commissioners
Crocker and Dippel absent) to waive reading of the text and adopt:

**RESOLUTION NO. 11784 ENTITLED: RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE
CITY COUNCIL THE ADOPTION OF THE ROSELAND AREA/SEBASTOPOL
ROAD SPECIFIC PLAN, APPROVAL OF A GENERAL PLAN AMENDMENT
AND DOWNTOWN STATION AREA SPECIFIC PLAN AMENDMENT
CONSISTENT WITH THE SPECIFIC PLAN, AND MAKING FINDINGS AND
RECOMMENDATIONS WITH REGARD TO SIGNIFICANT IMPACTS
IDENTIFIED IN THE ENVIRONMENTAL IMPACT REPORT FOR THE
ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN AND GENERAL
PLAN AMENDMENT - FILE NUMBER ST14-001**

MOVED by Commissioner Duggan and seconded by Commissioner Edmondson
CARRIED 4-0-1-2 (Vice Chair Stanley, Commissioners Duggan, Edmondson and
Groninga voting yes, Chair Cisco abstained/recused, and Commissioners
Crocker and Dippel absent) to waive reading of the text and adopt:

**RESOLUTION NO. 11785 ENTITLED: RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY
COUNCIL APPROVAL OF ZONING CODE TEXT AMENDMENTS
CONSISTENT WITH THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC
PLAN - FILE NUMBER ST14-001**

MOVED by Commissioner Duggan and seconded by Commissioner Edmondson
CARRIED 4-0-1-2 (Vice Chair Stanley, Commissioners Duggan, Edmondson and
Groninga voting yes, Chair Cisco abstained/recused, and Commissioners
Crocker and Dippel absent) to waive reading of the text and adopt:

**RESOLUTION NO. 11786 ENTITLED: RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING
APPROVAL TO THE CITY COUNCIL OF A BICYCLE AND PEDESTRIAN
MASTER PLAN AMENDMENT CONSISTENT WITH THE ROSELAND
AREA/SEBASTOPOL ROAD SPECIFIC PLAN – FILE NUMBER ST14-001**

MOVED by Commissioner Duggan and seconded by Commissioner Groninga
CARRIED 4-0-1-2 (Vice Chair Stanley, Commissioners Duggan, Edmondson and
Groninga voting yes, Chair Cisco abstained/recused, and Commissioners
Crocker and Dippel absent) to waive reading of the text and adopt:

RESOLUTION NO. 11787 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF 190 PARCELS LOCATED WITHIN THE BOUNDARIES OF THE ROSELAND AREA/SEBASTOPOL ROAD SPECIFIC PLAN - FILE NUMBER ST14-001

MOVED by Commissioner Duggan and seconded by Commissioner Edmondson **CARRIED** 4-0-1-2 (Vice Chair Stanley, Commissioners Duggan, Edmondson and Groninga voting yes, Chair Cisco abstained/recused, and Commissioners Crocker and Dippel absent) to waive reading of the text and adopt:


RESOLUTION NO. 11788 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF 1,606 PARCELS TO BE INCLUDED WITHIN ROSELAND AREA ANNEXATION; FILE NO. ST13-003

12. ADJOURNMENT

Chair Cisco adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, September 22, 2016, at 4:00 p.m.

Approved on: September 22, 2016

APPROVED:



Clare Hartman, Executive Secretary