



# City of Santa Rosa

City Hall, Council Chamber  
100 Santa Rosa Ave  
Santa Rosa, CA

## Planning Commission Regular Meeting Minutes - Draft

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Thursday, June 22, 2017

4:00 PM

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### 1. CALL TO ORDER

Chair Cisco called the meeting to order at 4:01 p.m.

### 2. ROLL CALL

**Present** 6 - Chair Patti Cisco, Vice Chair Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, Board Member Peter Rumble, and Board Member Karen Weeks

### 3. APPROVAL OF MINUTES

4.1 May 25, 2017, Regular Meeting.

Approved as submitted.

### 4. PUBLIC COMMENTS

Rhonda Roman spoke regarding continued Item 8.3 and discussed building height options.

Duane Dewitt spoke regarding the Climate Action Plan and the environment.

### 5. PLANNING COMMISSIONERS' REPORT

Presented by Chair Cisco and Commissioner Weeks.

### 6. DEPARTMENT REPORTS

Presented by Clare Hartman, Deputy Director Planning.

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

### 8. PUBLIC HEARINGS

\*8.1 PUBLIC HEARING - SANTA ROSA AC MARRIOTT HOTEL OFF-SITE PARKING LOT - CONDITIONAL USE PERMIT - 201 6TH ST - CUP17-031

BACKGROUND: This project includes a Conditional Use Permit to allow off-site parking for the valet service of the proposed Santa Rosa AC Hotel by Marriott. The project parcel would accommodate 102 valet parking spaces.

Patrick Streeter - Senior Planner.

Chair Cisco opened the public hearing at 4:58 p.m.

Lynda Angell spoke in support of the project if adequate parking is provided.

Dick Carlile spoke in support of the project if adequate parking is provided.

Bobby Sariaslani spoke in support of the project if adequate parking is provided.

Darren McDonald spoke in support of the project if adequate parking is provided.

Ty Hudson spoke in opposition to the project.

Hugh Futrell spoke in support of the project.

Chair Cisco closed the public hearing at 5:12 p.m.

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt as amended:**

**RESOLUTION NO. 11832 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR OFF-SITE PARKING WITH A PARKING REDUCTION FOR THE SANTA ROSA AC HOTEL BY MARRIOTT - LOCATED AT 210 5TH STREET; APN: 010-071-012 AND 201 6TH STREET; APN: 010-086-008 AND 010-086-014 - FILE NUMBER CUP17-031.**

**The motion carried by the following vote:**

**Yes:** 5 - Chair Cisco, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

**No:** 1 - Vice Chair Edmondson

Chair Cisco recessed the meeting at 5:57 p.m. and reconvened at 6:05 p.m. All Commissioners were present.

**\*8.2** PUBLIC HEARING - FARMER LANE SENIOR HOUSING - REZONING, DENSITY BONUS AND TENTATIVE MAP - 201 FARMERS LANE (APN 014-071-093) - FILE NO PRJ16-018.

BACKGROUND: The project proposes to construct two multi-family residential structures with a total of 26 residential units, five of which will be designated for moderate-income owners. The project also proposes to reclassify the site for senior housing.

Susie Murray, City Planner.

**A motion was made by Board Member Rumble, seconded by Vice Chair Edmondson, to continue Item 8.2 to the regularly scheduled Planning Commission meeting on July 13, 2017. The motion carried by the following vote:**

**Yes:** 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

**\*8.3** PUBLIC HEARING - PARK LANE II APARTMENTS - MITIGATED NEGATIVE DECLARATION, REZONING, CONDITIONAL USE PERMIT - 1001 DOUBLES DRIVE, SANTA ROSA - MJP14-010

BACKGROUND: This project proposes to construct a 24-unit apartment building, accessory structures, and associated site improvements. The project requires a Rezoning to modify the Courtside Village Policy Statement to allow a density increase from 18 to 24 units per acre, and a Conditional Use Permit for a multi-family residential use.

Susie Murray, City Planner.

Chair Cisco opened the public hearing at 6:24 p.m.

Khurshry Chalidhry spoke in opposition of the project.

Roberto Gilmore spoke in opposition to the project.

Chair Cisco closed the public hearing at 6:34 p.m.

**A motion was made by Board Member Rumble, seconded by Board Member Duggan, to waive reading of the text and adopt:**

**RESOLUTION NO. 11833 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE PARK LANE II APARTMENTS LOCATED AT 1001 DOUBLES DRIVE - ASSESSOR'S PARCEL NUMBER; 035-690-103 - FILE NUMBER MJP14-010.**

**The motion carried by the following vote:**

**Yes:** 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

**A motion was made by Board Member Rumble, seconded by Board Member Duggan, to waive reading of the text and adopt:**

**RESOLUTION NO. 11834 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING CITY COUNCIL INTRODUCE AND ADOPT AN ORDINANCE TO REZONE AND MODIFY THE EXISTING COURTSIDE VILLAGE POLICY STATEMENT TO ALLOW A DENSITY TRANSFER INCREASING THE ALLOWABLE DENSITY TO TWENTY-FOUR (24) UNITS PER ACRE, FOR THE PROPERTY LOCATED AT 1001 DOUBLES DRIVE, ASSESSOR'S PARCEL NUMBER 035-690-103 - FILE NUMBER MJP14-010.**

**The motion carried by the following vote:**

**Yes:** 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

**A motion was made by Board Member Rumble, seconded by Board Member Duggan, to waive reading of the text and adopt:**

**RESOLUTION NO. 11835 ENTITLED: RESOLUTION OF THE**

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**PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR DENSITY TRANSFER TO INCREASE THE ALLOWABLE DENSITY TO 24 UNITS PER ACRE, AND A MULTI-FAMILY USE FOR THE PARK LANE II APARTMENTS PROJECT, LOCATED AT 1001 DOUBLES DRIVE; APN: 035-690-103; FILE NUMBER MJP14-010.**

**The motion carried by the following vote:**

**Yes:** 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

Chair Cisco recessed the meeting at 7:14 p.m. and reconvened at 7:17 p.m. All Commissioners were present.

**8.4 PUBLIC HEARING - ACCESSORY DWELLING UNIT ZONING CODE TEXT AMENDMENT - CITYWIDE - REZ17-006**

BACKGROUND: A zoning code text amendment to update the zoning code sections 20-36.040, 20-42.130, 20-22.030 and 20-70.020 to allow for accessory dwelling units and junior accessory dwelling units in compliance with state law and in support of the City's housing action plan.

Eric Gage, City Planner.

Chair Cisco opened the public hearing at 7:35 p.m.

Steve Watts spoke in support of the project with modifications.

Lisa Landrus spoke in support of the project with modifications.

Debbie Mckay spoke in support of the project with modifications.

Meg McNees spoke in support of the project with modifications.

Rachel Ginis spoke in support of the project modifications.

Peter Hendrickson spoke in support of the project with modifications.

Sharon Deugherty spoke in support of the project with modifications.

Chair Cisco closed the public hearing at 7:50 p.m.

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt as amended:**

**RESOLUTION NO. 11836 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING ZONING CODE SECTIONS 20-22.030, 20-36.040, 20-42.130, AND 20-70.020 TO ALLOW FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS IN COMPLIANCE WITH STATE LAW AND IN SUPPORT OF THE CITY'S HOUSING ACTION PLAN - FILE NUMBER REZ17-006.**

**The motion carried by the following vote:**

**Yes:** 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Rumble and Board Member Weeks

## **9. ADJOURNMENT**

Chair Cisco adjourned the meeting at 9:20 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, July 13, 2017 at 4:00 p.m.

Approved on:

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Clare Hartman, Executive Secretary