

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, JUNE 26, 2014**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Byrd, Chair Cisco, Duggan, and Vice-Chair Stanley.

Commissioners absent: Crocker, Groninga and Karsten.

3. APPROVAL OF MINUTES

The Commission approved the June 12, 2014, Regular Meeting Minutes as amended to correct the spelling of Paul Gilber to Paul Gilger.

4. PUBLIC APPEARANCES - NONE

5. PLANNING COMMISSIONER'S REPORT –

Commissioner Duggan announced that the Art in Public Places committee will be reviewing the Draft Public Art Master Plan for the next couple of months followed by a study session with the Council in September.

Commissioner Karsten arrived at 4:03 p.m.

6. DEPARTMENT REPORT –

Bill Rose, Senior Planner - introduced new City Planner, Eric Gage.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS - NONE

8. PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, REZONING, AND TENTATIVE PARCEL MAP - CALISTOGA COTTAGES – 408 CALISTOGA ROAD – FILE NO. MJP13-007

Mitigated Negative Declaration, General Plan Amendment, Rezoning, and Tentative Parcel Map to subdivide a 0.99-acre parcel into four individual lots, retaining the existing home, for the property located at 408 Calistoga Road.

Ex-Parte Disclosures: Vice-Chair Stanley, Commissioners Byrd, Duggan and Karsten visited the site. Chair Cisco visited the site and spoke with the developer and two members of the public. No new information was received.

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

Applicant, Scott Schellinger - made a presentation to the Commission.

Molly Dillon, Assistant City Attorney responded to questions from the Commission regarding the existing CC&Rs.

PUBLIC HEARING

Chair Cisco opened the public hearing at 4:20 p.m.

Ted Ritchie, made a presentation regarding protecting water resources.

Paul Bussard, continued the protecting water resources presentation and spoke in opposition to the mitigated negative declaration, environmental review and rezoning

Lynn Denley-Bussard, spoke regarding the history of the Monte Verde subdivision and in opposition to the project.

Emma Chance, spoke in opposition to the project and requested a traffic count on Monte Verde when school is in session.

Benjamin Kuhlman, spoke in opposition to the project and expressed concern for the safety of school children traveling to local schools and requested additional traffic information.

Paul Kruetfeldt, spoke in opposition to the project.

John Gotts, spoke in opposition to the project and expressed concerns regarding the health of the trees on the property and in the neighborhood.

Karine Villeggiante, spoke in opposition to the project.

Kenny Grandall, spoke in opposition to the project.

Daylene Whitlock, Whitlock & Associates - responded to neighbors' concerns regarding traffic impacts.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 4:45 p.m.

The Applicant team and staff responded to questions from Commissioners and concerns from the public.

Jeff Komar, Managing Member - Real Equity Partners, and the applicant team responded to concerns of the public and responded to questions from Commissioners.

Heaven Moore, Associate Civil Engineer – responded to questions from the Commission.

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

RESOLUTION NO. 11676 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL, REZONING FROM RR-40 (RURAL RESIDENTIAL) TO R-1-6 (SINGLE FAMILY RESIDENTIAL), AND A TENTATIVE PARCEL MAP TO SUBDIVIDE ONE PARCEL INTO FOUR LOTS FOR THE PROPERTY LOCATED AT 408 CALISTOGA ROAD, ASSESSOR'S PARCEL NUMBER 153-430-032, FILE NO. MJP13-007

The motion **CARRIED** 5-0-2 (Commissioners Crocker and Groninga absent).

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

RESOLUTION NO. 11677 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT FROM VERY LOW DENSITY RESIDENTIAL TO LOW DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 408 CALISTOGA ROAD, ASSESSOR'S PARCEL NO. 153-430-032, FILE NO. GPAM13-003

The motion **CARRIED** 5-0-2 (Commissioners Crocker and Groninga absent).

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

RESOLUTION NO. 11678 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 408 CALISTOGA ROAD FROM RR-40 (RURAL RESIDENTIAL) TO THE R-1-6 (SINGLE FAMILY RESIDENTIAL) DISTRICT FOR THE PROPERTY LOCATED AT 408 CALISTOGA ROAD, APN 153-430-032 - FILE NUMBER MJP13-007

The motion **CARRIED** 5-0-2 (Commissioners Crocker and Groninga absent).

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

RESOLUTION NO.11679 ENTITLED: APPROVING THE CALISTOGA COTTAGES TENTATIVE PARCEL MAP LOCATED AT 408 CALISTOGA ROAD - FILE NUMBER MJP13-007

Staff recommended addition of language to condition #9 “. . . obtained a Rezoning and General Plan Amendment. . .”

The maker and seconder of the motion accepted the following friendly amendment to the draft resolution: Addition of Planning Commission condition “24. A note shall be added to the Information Page of the Parcel Map stating that only single story units shall be built.”

Following Commissioner discussion, the motion with amendments, **CARRIED 5-0-2** (Commissioners Crocker and Groninga absent)

Chair Cisco recessed the meeting at 5:35 p.m. and reconvened the meeting at 5:38 p.m. All Commissioners except Commissioners Crocker and Groninga were present.

9. PUBLIC HEARING – MITIGATED NEGATIVE DECLARATION, REZONING AND REVERSION TO ACREAGE – CARMAX – 2800 CORBY AVENUE – FILE NUMBER MJP14-002

Mitigated Negative Declaration, Rezoning and Reversion to Acreage to allow an approximately 13,033 square-foot new, used car auto sales and service facility; an approximately 936 square foot detached carwash; and, associated landscaping and site improvements, including onsite parking for customers and vehicle inventory, located at 2800 Corby Avenue.

Ex-Parte Disclosures: Chair Cisco, Vice-Chair Stanley, Commissioners Byrd, Duggan and Karsten visited the site.

Bill Rose, Senior Planner - provided the staff report, responded to public correspondence concerns, reviewed procedures followed for public noticing and responded to questions from Commissioners.

Keith Henderson, CarMax Representative - made a presentation and responded to questions from Commissioners.

Amanda Steinle, Centerpoint Integrated Solutions - responded to questions regarding parking/traffic for the project.

PUBLIC HEARING

Chair Cisco opened the public hearing at 6:06 p.m.

Jerry Reid, Smothers European/Mercedes Benz of Santa Rosa - expressed concern regarding traffic, parking and circulation issues related to the proposed project.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 6:09 p.m.

The Applicant team responded to questions from the public and the Commission.

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

RESOLUTION NO. 11680 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE CARMAX AUTOMOBILE DEALERSHIP LOCATED AT 2800 CORBY AVENUE, 477 QUILLCO COURT AND ASSORTED PARCELS - ASSESSOR'S PARCEL NUMBER(S) 043-101-027; 043-091-036; 043-091-033; 043-091-034; 043-091-035 - FILE NUMBER MJP14-002

The motion **CARRIED** 5-0-2 (Commissioners Crocker and Groninga absent)

MOVED by Commissioner Byrd and seconded by Commissioner Karsten to waive reading of the text and adopt:

RESOLUTION NO. 11681 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 477 QUILLCO COURT AND ASSORTED PARCELS TO THE CV (MOTOR VEHICLE SALES) DISTRICT – APN(S): 043-091-036, 043-091-033, 043-091-034, 043-091-035; FILE NUMBER REZ14-003

The motion **CARRIED** 5-0-2 (Commissioners Crocker and Groninga absent)

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

RESOLUTION NO. 11682 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL APPROVE A REVERSION MAP FOR THE CARMAX PROJECT LOCATED AT 477 QUILLCO COURT AND ASSORTED PARCELS, APN(S): 043-091-036, 043-091-033, 043-091-034, 043-091-035; FILE NUMBER MJP14-002

Following Commissioner discussion, the motion **CARRIED** 5-0-2 (Commissioners Crocker and Groninga absent)

10. ADJOURNMENT

Chair Cisco adjourned the meeting at 6:39 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, July 24, 2014, at a time to be set by the Chair.

Approved on:

APPROVED:

Clare Hartman, Executive Secretary