DRAFT
Subject to Change

CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, FEBRUARY 9, 2017

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners present: Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, Edmondson, Groninga, Rumble

3. ADMINISTRATION OF OATH OF OFFICE FOR REAPPOINTED AND NEWLY APPOINTED COMMISSIONERS

Recording Secretary Michael Maloney administered the Oath of Office to Chair Cisco, Commissioners Crocker, Duggan and Rumble

Chair Cisco welcomed newly appointed Commissioner Peter Rumble to the Planning Commission

Peter Rumble addressed the Commission, Public and Family expressing his appreciation of their support and discussed his pro-development aspirations

4. ELECTION OF VICE-CHAIR

MOVED by Vice Chair Stanley, seconded by Commissioner Duggan, to elect Commissioner Crocker as Vice Chair. **CARRIED** 7-0-0-0 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, Edmondson, Groninga, Rumble voting Yes)

Newly Appointed Vice Chair Crocker addressed the commission and crowd expressing her appreciation to the Commission and support given by her family

5. APPROVAL OF MINUTES – January 12, 2017

Approved as submitted

6. PUBLIC APPEARANCES

Duane DeWitt – Discussed the current weather conditions and the importance of housing

7. PLANNING COMMISSIONER'S REPORT

Chair Cisco appointed Commissioner Groninga to the Subdivision Committee and stated she would continue to serve on the Waterways Advisory Committee

8. DEPARTMENT REPORT

Clare Hartman, Deputy Director Planning:

- Congratulated the reappointments and appointments to the Commission.
- Discussed that the Upcoming Meetings List is a courtesy and is not locked in. For example, the February 23rd items are confirmed, but the March 9th are still in review and might move to the next meeting.
- Discussed the upcoming City Council items being considered, including the placement of a cannabis tax for the June ballot.
- Stated that staff will present efforts to date on a comprehensive cannabis policy when possible.
- Reminded the Commission that there is a joint Planning Commission/City Council study session on March 28th to discuss the Southeast Greenway preferred draft alternative.
- Stated she might have to leave early but Bill Rose, Supervising Planner, will cover in her absence.

Sue Gallagher, Assistant City Attorney, clarified that the upcoming City Council meeting will only be discussing procedural steps for the cannabis tax measure and will discuss putting it on the ballot at the March 7th meeting.

9. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None

10. PUBLIC HEARING LOCAL BARREL - CONDITIONAL USE PERMIT, 490 MENDOCINO AVENUE, SUITE 104 – FILE NO. CUP16-083

The project is a request for a Condition Use Permit for the sale of beer and wine for off-site consumption

Ex-Parte Disclosures: Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley had no disclosures

Susie Murray, City Planner, presented the staff report

Matt Chappell, Applicant Representative, made a presentation

PUBLIC HEARING
Chair Cisco opened and closed the public hearing at 4:32 p.m.

MOVED by Commissioner Duggan and Seconded by Commissioner Stanley, **CARRIED** 7-0-0-0 (Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley voting Yes; to waive reading of the text and adopt:

RESOLUTION NO. 11810 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR LOCAL BARREL FOR THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION FOR THE PROPERTY LOCATED AT 490 MENDOCINO AVENUE, SUITE 104; APN: 009-026-008, FILE NUMBER CUP16-083

11. PUBLIC HEARING – YOLANDA AVENUE REZONING - 368 YOLANDA AVENUE – FILE NO. REZ16-004

The project is a request to rezone from CG (General Commercial) to IL (Light Industrial) for consistency with the Light Industry General Plan land use designation.

Monet Sheikhali, City Planner, presented the staff report

Tom Billeter, Applicant Representative, made a presentation

PUBLIC HEARING
Chair Cisco opened and closed the public hearing at 4:44 p.m.

MOVED by Commissioner Stanley and Seconded by Vice Chair Crocker **CARRIED** 7-0-0-0 (Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley voting Yes; to waive reading of the text and adopt:

RESOLUTION NO. 11811 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 368 YOLANDA AVENUE TO THE LIGHT INDUSTRIAL (IL) DISTRICT - ASSESSOR'S PARCEL NUMBER 044-072-009 - FILE NUMBER REZ16-004

12. PUBLIC HEARING – FIR RIDGE WORKFORCE HOUSING - TWO ONE-YEAR TIME EXTENSIONS – 3700 FIR RIDGE DRIVE – FILE NO. EXT15-0007 AND EXT16-0048

The project includes applications for two one-year time extensions for the previously approved Fir Ridge Workforce Housing Tentative Map, resulting in a new expiration date of December 9, 2017. The project includes subdivision of a 6.03-acre parcel into 36 lots, with 16 attached duet units, 20 single-family detached units and a community building.

Ex-Parte Disclosures: Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley had no disclosures.

Jessica Jones, Senior Planner, presented the staff report and responded to questions.

Paul Sevy, Applicant, presented the staff report and responded to questions.

PUBLIC HEARING
Chair Cisco opened and closed the public hearing at 5:06 p.m.

MOVED by Commissioner Stanley and Seconded by Commissioner Duggan **CARRIED** 7-0-0-0 (Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley voting Yes; to waive reading of the text and adopt:

RESOLUTION NO. 11812 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A THIRD ONE-YEAR EXTENSION OF TIME, TO DECEMBER 9, 2016, FOR THE FIR RIDGE WORKFORCE HOUSING PROJECT TENTATIVE MAP (MAJ04-024) LOCATED AT 3700 FIR RIDGE DRIVE - FILE NUMBER EXT15-0007

MOVED by Commissioner Stanley and Seconded by Commissioner Duggan **CARRIED** 7-0-0-0 (Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley voting Yes; to waive reading of the text and adopt:

RESOLUTION NO. 11813 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A FOURTH ONE-YEAR EXTENSION OF TIME, TO DECEMBER 9, 2017, FOR THE FIR RIDGE WORKFORCE HOUSING PROJECT TENTATIVE MAP (MAJ04-024) LOCATED AT 3700 FIR RIDGE DRIVE - FILE NUMBER EXT16-0048

Chair Cisco recessed the meeting at 5:17 p.m. and reconvened at 5:21 p.m.

13. PUBLIC HEARING – THE VILLAS – ONE YEAR TIME EXTENSION FOR TENTATIVE MAP – 1755 SEBASTOPOL ROAD; 1700 HAMPTON WAY – FILE NO. EXT16-0029

This project proposes granting a one-year time extension for an approved tentative map for a 14.19-acre subdivision with one mixed use parcel fronting Sebastopol Road, 197 attached residential units, and associated improvements.

Ex-Parte Disclosures: Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley had no disclosures.

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

Steve McCullagh, Applicant, gave a presentation

PUBLIC HEARING
Chair Cisco opened and closed the public hearing at 5:36 p.m.

MOVED by Commissioner Stanley and Seconded by Commissioner Duggan **CARRIED** 7-0-0-0 (Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley voting Yes; to waive reading of the text and adopt:

RESOLUTION NO. 11814 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 EXT16-0029

14. PUBLIC HEARING – FOUNTAINGROVE INN – TWO, ONE YEAR TIME EXTENSIONS FOR TENTATIVE MAP - 3586 MENDOCINO AVENUE – FILE NO. EXT16-0001; EXT17-0001

The project includes a request for two one-year time extensions for an approved Tentative Map to subdivide a 2.84-acre parcel, associated with the Fountaingrove Inn, into 22 airspace hotel condominiums.

Ex-Parte Disclosures: Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley had no disclosures.

Patrick Streeter, Senior Planner, provided the staff report

Tony Korman, Applicant, made a presentation and responded to questions

PUBLIC HEARING

Chair Cisco opened and closed the public hearing at 5:50 p.m.

MOVED by Commissioner Stanley and Seconded by Vice Chair Crocker **CARRIED** 7-0-0-0 (Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley voting Yes; to waive reading of the text and adopt as amended:

RESOLUTION NO. 11815 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A SECOND ONE-YEAR EXTENSION OF TIME FOR FOUNTAINGROVE INN HOTEL CONDOMINIUMS, A SUBDIVSION LOCATED AT 3586 MENDOCINO AVENUE, SANTA ROSA – ASSESSOR'S PARCEL NUMBER 173-020-051 – FILE NUMBER EXT16-0001

MOVED by Commissioner Stanley and Seconded by Vice Chair Crocker **CARRIED** 7-0-0-0 (Chair Cisco, Vice Chair Crocker, Commissioners Duggan, Edmondson, Groninga, Rumble and Stanley voting Yes; to waive reading of the text and adopt:

RESOLUTION NO. 11816 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A THIRD ONE-YEAR EXTENSION OF TIME FOR FOUNTAINGROVE INN HOTEL CONDOMINIUMS, A SUBDIVSION LOCATED AT 3586 MENDOCINO AVENUE, SANTA ROSA – ASSESSOR'S PARCEL NUMBER 173-020-051 – FILE NUMBER EXT17-0001

15. ADJOURNMENT

Chair Cisco adjourned the meeting at 5:53 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, February 23, 2017 at 4:00 p.m.

Approved on: February 23, 2017

APPROVED:

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Clare Hartman, Executive Secretary