



**PLANNING COMMISSION
REGULAR MEETING AGENDA AND
SUMMARY REPORT
APRIL 13, 2017**

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

March 23, 2017 - DRAFT.

Attachments [March 23, 2017](#)

4. PUBLIC COMMENTS

Except for public hearing agenda items, the public may comment on all other agenda items and on items not on the agenda within the jurisdiction of the Planning Commission during this period. The public may comment on public hearing agenda items when the hearing is opened. Each speaker is allowed three minutes.

5. PLANNING COMMISSIONERS' REPORT

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. PUBLIC HEARINGS

***8.1 AIR CENTER EAST PHASE II - TENTATIVE MAP EXTENSION - 1301 LUDWIG AVENUE - EXT16-0046**

The project includes a one-year time extension for an approved 131 single-family lot subdivision, and three California Tiger Salamander habitat parcels, on a 37.1-acre site. The project site includes a 37-acre portion of the 317-acre former Old Naval Air Station property. The proposed development avoids wetland areas by developing the former runways and preserving the adjacent wetlands as open space identified

as CTS mitigation parcels on the Tentative Map.

Attachments [Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Tentative Map](#)

[Attachment 4 - Development Advisory Committee Report -](#)

[Attachment 5 - Housing Allocation Plan History](#)

[Attachment 6 - Planned Development Policy Statement](#)

[Attachment 7 - Initial Study and Southwest Area EIR](#)

[Attachment 8 - Moratorium Letter](#)

[Attachment 9 - 2009 DAC Report](#)

[Attachment 10 - Prior Commission Resolutions and Minute](#)

[Attachment 11 - Public Correspondence](#)

[Attachment 12 - CTS Diagram and Narrative](#)

[Resolution and Exhibits](#)

[Late Correspondence as of 4.12.17](#)

[Late Correspondence as of 4.13.17](#)

[Power Point Presentation](#)

***8.2** COLLEGE STATION - CONDITIONAL USE PERMIT - 6 & 80 COLLEGE AVENUE - FILE NUMBER CUP16-045

This project proposes to develop a 0.95-acre site with two commercial buildings totaling approximately 9,000 square feet, outdoor dining, landscaping, and on-site parking. Both commercial buildings are located toward college avenue to allow for the surface parking lot to be located behind the buildings. The smaller of the two proposed buildings proposes a drive-through, anticipated to include a coffee shop or bank tenant.

Amy Nicholson, City Planner

Attachments [Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Site Analysis Map](#)

[Attachment 4 - Site Plan](#)

[Attachment 5 - Architectural Plans](#)

[Attachment 6 - Landscape Plan](#)

[Attachment 7 - Renderings](#)

[Attachment 8 - Traffic Study](#)

[Attachment 9 - Historic Resource Evaluation - Revised 4.1:](#)

[Attachment 10 - Public Correspondence](#)

[Resolution / Exhibit A](#)

[Late Correspondence as of 4/12/17](#)

[Power Point Presentation](#)

9. ADJOURNMENT

Ex parte communication disclosure required

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 543-3190 one week prior to the meeting. TDD 543-3063 Meeting information can also be accessed via the internet at <http://srcity.org>

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.