



# City of Santa Rosa

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

## **PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT FEBRUARY 22, 2018**

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

### **1. CALL TO ORDER**

### **2. ROLL CALL**

### **3. APPROVAL OF MINUTES**

3.1 February 8, 2018. Regular Minutes.

**Attachments:** [2.8.18 Draft Minutes](#)

### **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**

5.1 Election of Vice Chair

### **6. DEPARTMENT REPORTS**

### **7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

### **8. PUBLIC HEARINGS**

8.1\* THE ARBORS - PLANNING PROJECT - 3500 LAKE PARK DR -  
PRJ17-012

BACKGROUND: SUBDIVIDE 5.69 ACRES INTO 37 HILLSIDE  
SINGLE-FAMILY LOTS

Susie Murray, City Planner

**Attachments:**    [Staff Report](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Location Map](#)  
                              [Attachment 3 - PC Minutes & Resolutions, April 8, 2010](#)  
                              [Attachment 4 - PC Minutes & Resolutions, Sept. 22, 2016](#)  
                              [Attachment 5 - Tentative Map](#)  
                              [Attachment 6 - Mitigated Negative Declaration](#)  
                              [Attachment 7 - Proposed Elevations & Renderings](#)  
                              [Resolution 1](#)  
                              [Resolution 2](#)  
                              [Presentation](#)  
                              [Late Correspondence as of 2.22](#)

**8.2\***            ART HOUSE VESTING TENTATIVE MAP EXTENSION - EXTENSION  
REQUEST - 620 SEVENTH STREET - PRJ17-037 & EXT17-0046

BACKGROUND: THIS IS A REQUEST FOR A 12-MONTH TIME EXTENSION FOR THE PREVIOUSLY APPROVED ART HOUSE VESTING TENTATIVE MAP, WHICH WILL EXTEND THE EXPIRATION DATED TO JUNE 12, 2018. THE APPROVED PROJECT PROPOSES A FOUR-STORY, MIXED-USE BUILDING THAT INCLUDES A MAJOR SUBDIVISION THROUGH A VESTING TENTATIVE MAP. THE VESTING TENTATIVE MAP PROPOSES A ONE LOT CONDOMINIUM SUBDIVISION THAT WOULD INCLUDE 21 RESIDENTIAL UNITS, TWO GROUND-FLOOR COMMERCIAL SPACES TOTALING APPROXIMATELY 2,000 SQUARE FEET, AND A COMMON AREA THAT INCLUDES THE PARKING GARAGE WITH 17 PARKING SPACES.

Aaron Hollister, Planning Consultant.

**Attachments:**    [Staff Report](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Location Map](#)  
                              [Attachment 3 - General Plan and Zoning Map](#)  
                              [Attachment 4 - Approved Plans](#)  
                              [Attachment 5 - Planning Commission Minutes](#)  
                              [Attachment 6 - Planning Commission Resolution Nos. 113;](#)  
                              [Resolution 1](#)  
                              [Presentation](#)  
                              [Late Correspondence as of 2.22](#)

**8.3\***            KERRY RANCH I TENTATIVE MAP EXTENSION - EXTENSION  
REQUEST - 2181 FRANCISCO AVENUE - PRJ17-054, EXT16-0031,  
EXT17-0060

BACKGROUND: THIS IS A REQUEST FOR TWO 12-MONTH TIME  
EXTENSIONS FOR THE PREVIOUSLY APPROVED KERRY RANCH I  
TENTATIVE MAP, WHICH WILL EXTEND THE EXPIRATION DATED  
TO DECEMBER 4, 2018. THE APPROVED PROJECT WILL  
SUBDIVIDE A 3.95-ACRE PARCEL INTO 25 SINGLE-FAMILY LOTS  
AND WILL CONSTRUCT 25 SINGLE-FAMILY RESIDENCES AND 12  
SECOND-UNIT DWELLINGS.

Aaron Hollister, Planning Consultant

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - General Plan and Zoning Map](#)  
[Attachment 4 - Approved Tentative Map](#)  
[Attachment 5 - Approved Development Plan, Dated September 2007](#)  
[Attachment 6 - Planning Commission Minutes](#)  
[Attachment 7 - Planning Commission Resolution Nos. 1111, 1112, & 1113](#)  
[Attachment 8 - City Council Minutes, December 4, 2007](#)  
[Attachment 9 - Council Resolution Nos. 26991, 26992, & 26993](#)  
[Attachment 10 - Kerry Ranch IS-MND, dated September 5, 2007](#)  
[Attachment 11 - Public Correspondence](#)  
[Resolution 1 - First Map Extension](#)  
[Resolution 2 - Second Map Extension](#)  
[Presentation](#)  
[Late Correspondence as of 2.22](#)

## 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.*