

RESOLUTION NO. 11492

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING FOUR, ONE YEAR EXTENSIONS OF TIME FOR AIR CENTER EAST-PHASE
II LOCATED AT 1301 LUDWIG AVENUE - FILE NUMBER MAJ99-022

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Air Center East Phase II Tentative Map from December 12, 2005, December 12, 2006, December 12, 2007, and December 12, 2008 to December 12, 2009; and

WHEREAS, the applicant applied for each extension within a timely manner; and

WHEREAS, conditions pertaining to the subject development have not changed to any appreciable degree.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants four one - year extensions of time on the filing of the final map for the Air Center East - Phase II, subject to the following conditions:

1. Planning Condition No. 6 of the DAC report shall be reworded to delete, "Prior to the recording of the Final Map." as City Policy does allow recording of the Final Map prior to obtaining other agency approvals.
2. The project shall comply with provisions of the previously approved Conditional Use Permit resolution No. 10099 except as superseded by the Final DAC Report Dated August 6, 2009.
3. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 27th day of August, 2009, by the following vote:

| | | |
|-------------|-----|--|
| AYES: | (6) | (Allen, Banuelos, Bartley, Cisco, Duggan, Poulsen) |
| NOES: | (1) | (Caston) |
| ABSTENTIONS | (0) | |
| ABSENT: | (0) | |

APPROVED: Umi Duggan
CHAIR

ATTEST: Charles J. Zgal
EXECUTIVE SECRETARY

and feels another site would be better.

Commissioner Cisco - supports stating that it is functional and that the new traffic signal system will improve the traffic flow in this area; feels it is a good site for walk-in traffic as well as; she also commented there are no policies that restrict drive-thru's.

Commissioner Caston – supports but would like to see the following conditions: would like to ensure that the inside operation is open the same hours as the drive-thru, the outside order taker to speed up the queue at 10 cars, and signage for people to turn off their engines. He would like to see the gas station ingress/egress removed, doesn't think there is adequate pedestrian access on that side of the project.

The applicant responded that they could comply with all of the conditions but they were not sure about the ingress/egress stating that if it was in favor of the gas station they couldn't do anything about it but if it's in favor of them they could remove it.

Commissioner Caston suggested that a resolution come back with the added conditions.

Chair Duggan – supports, stating that there is no city policy against drive-thru's; encourages the use of bollards at the gas station access if possible; would like to see the outside eating area away from the freeway; agrees with Commissioner Caston's additional conditions.

Commissioner Allen – asked about the left turn out of the driveway with Noah Housh responding that cars could turn left out of the site. He also stated he was fine with the additional conditions; and would like a follow-up report on the traffic signal project.

There was further discussion about the queue line and the gas station easement.

Commissioner Poulsen made a motion and Commissioner Cisco seconded to approve the application with a resolution to return at the next meeting with added conditions.

The motion carried with the following vote:

| | | |
|-------------|-----|--|
| AYES: | (7) | (Allen, Bañuelos, Bartley, Caston, Cisco, Duggan, Poulsen) |
| NOES: | (0) | |
| ABSTENTIONS | (0) | |
| ABSENT: | (0) | |

Break

12. PUBLIC HEARING – TENTATIVE MAP AND CONDITIONAL USE PERMIT TIME EXTENSION – AIR CENTER EAST PHASE II SUBDIVISION – 1301 Ludwig Avenue – Application to develop 131 single family residential lots (including 3 CTS) mitigation parcels – File Number MJP99-038.

Ex-Parte Disclosures:

Commissioner Bañuelos visited the site and met with applicant's representative.

Commissioner Cisco visited the site and spoke with the applicant's representative.

Commissioner Caston visited the site and spoke with the applicant's representative.

Commissioner Bartley visited the site and spoke with the applicant's representative.
Commissioner Poulsen visited the site.
Commissioner Allen visited the site.
Chair Duggan visited the site and met with the applicant in person.

City Planner Joel Galbraith gave the staff report.

Applicant Mark Hale of Carlile Macy made a presentation.

Public Hearing:

- Carolyn Dixon, 1027 Leddy Avenue – opposed due to CTS wetlands; stating that offsite mitigation are unethical and unaffordable; the existing preserves are not enough.
- Duane De Witt, Environmental Planner from Roseland – opposed stating that the South West Area Plan EIR is out of date and feels there should be a new one; he also stated navigation of the species needs to come first since they are endangered species; suggests waiting until there is an approved CTS Plan.

Ted Winfield applicant representative responded to the issues of mitigation for CTS in this area.

Commissioners discussion ensued:

Commissioner Bartley – feels the CTS issue is in the hands of others at this point.

Commissioner Poulsen – agreed with Commissioner Bartley's statements.

Commissioner Allen – stated he needs more information.

Commissioner Caston – asked if there was lee-way for adding new conditions in the Tentative Map; is uncomfortable with approving and wonders if it shouldn't come back again.

Commissioner Cisco – is reluctant to not approve the extension stating the applicants have worked with all the appropriate agencies on all of the issues to resolve; understands the frustration of the lack of park by the neighbors but realizes its because of issues of CTS.

Commissioner Bañuelos – is reluctant to extend because of the length of time that has passed, undecided.

Chair Duggan- stated her appreciation of Commissioner Cisco's input and supports.

Commissioner Allen – asked about the process if they approve and conditioning a park to be built.

City Attorney, Molly Dillon responded stating that would be conditioning this project on an external factor which would not be appropriate.

Commissioner Bartley made a motion and Commissioner Poulsen seconded to approve
Resolution 11492: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING FOUR, ONE-YEAR EXTENSIONS OF TIME FOR AIR CENTER EAST – PHASE II LOCATED AT 1301 LUDWIG AVENUE – FILE NUMBER MAJ99-038

The motion carried with the following vote:

AYES: (6) (Allen, Bañuelos, Bartley, Cisco, Duggan, Poulsen)

NOES: (1) (Caston)

ABSTENTIONS (0)

ABSENT: (0)

Commissioner Caston requested to agendaize a discussion item that will enable them to take action to send comments to council for direction regarding drive-thru's.

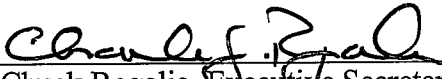
13. ADJOURNMENT

Chair Duggan adjourned the meeting at 7:28 p.m. to the regular Planning Commission Meeting to be held at 4:00 p.m. in the City Council Chamber at Santa Rosa City Hall on Thursday, September 24, 2009.

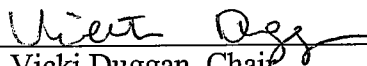
PREPARED BY:


Anette Niewald, Recording Secretary

ATTEST:


Chuck Regalia, Executive Secretary

APPROVED:


Vicki Duggan, Chair

RESOLUTION NO. 10099

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A CONDITIONAL USE PERMIT FOR AIR CENTER EAST - PHASE II
LOCATED AT 1301 LUDWIG AVENUE - A PORTION OF ASSESSOR'S PARCEL
NUMBER 035-141-021 - FILE NUMBER MJP99-038

WHEREAS, the Planning Commission of the City of Santa Rosa has duly considered the above-referenced Conditional Use Permit for Air Center East - Phase II; and

WHEREAS, the Planning Commission finds that the approval of the Conditional Use Permit meets the requirements of the Santa Rosa Zoning Code and implements the PC (Planned Community) zoning by establishing minimum yard setbacks and parking requirements for the project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds the following:

A. The proposed Conditional Use Permit is consistent with the Santa Rosa General Plan.

BE IT FURTHER RESOLVED that a Conditional Use Permit Provisions Exhibit for Air Center East - Phase II, located at 2335 Northpoint Parkway, attached hereto and made a part of, is approved subject to the following conditions:

1. Subject to conditions of the Development Advisory Committee report dated April 3, 2002, revised to delete the final paragraph of Engineering Condition 14 requiring that a near side bus turnout be constructed along the Fresno Avenue frontage of the 3.9 acre park parcel north of Street "C", as the bus turnout was previously installed during construction of Air Center East Phase I.
2. All development shall be subject to the Design Guidelines for Air Center East Phase II, dated December, 1999, which are attached hereto and made a part of this resolution.
3. All development shall comply with the regulations set forth in the Use Permit Provisions for Air Center East Phase II, dated April 3, 2002, attached hereto and made a part of this resolution.
4. Air Center East Phase II shall include 2nd dwelling units with 15% of the homes in the subdivision, with said 2nd dwelling units to comply with the requirements of Zoning Code Article 6 as may apply.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of April 2002, by the following vote:

Ayes: (6) (Blanchard, Cisco, Johnson, Taylor, Thomas, Swinth,)
Noes: (0)
Abstentions: (0)
Absent (1) (Carlile)

APPROVED:

VICE CHAIRMAN

ATTEST:

EXECUTIVE SECRETARY

December, 1999

DESIGN GUIDELINES
for
AIR CENTER EAST - PHASE II

Purpose

The purpose of these guidelines is to provide direction to developers, architects, landscape architects and others regarding the type and appearance of housing that will be constructed within the Air Center East Phase II Subdivision. The goals of the Air Center East Planned Community are to create a new neighborhood that contains some of the characteristics of older more traditional neighborhoods and to create a pedestrian oriented atmosphere on the streets within the subdivision.

Procedure

A Design Review application shall be submitted to the Department of Community Development for review and approval prior to any application for building permits within the subdivision. If lots are sold independently to individual homeowners, Design Review shall be informal as part of the Building Permit application process and shall not require a Design Review application; however, general compliance with the following Design Guidelines is required.

Design Guidelines

Variety

- There shall be a mix of one and two story homes within the project. One story homes shall be interspersed (rather than clustered or grouped) throughout the development.
- One story homes are encouraged on the larger corner lots.

Building Design

- Building designs shall be oriented to the streets with the goal of creating a pedestrian oriented atmosphere. Entry/living areas of home shall have the dominant element of the streetscape. Garages shall be setback or recessed from other portions of the home. Use of single car garage doors is encouraged.
- Building entry elements should be brought forward rather than recessed. Front porches or similar entry elements are encouraged.
- Buildings shall be designed for corner lot configurations. Each streetside elevation shall be the same level of architectural detailing and use the same siding materials. Large generally flat and windowless walls are discouraged. Each streetside elevation of any second floor should be setback further than the ground floor. Living spaces should orient to both streets. Wrap-around front porch elements, increased window glazing, bay windows, and other architectural features are highly encouraged.

Landscaping

- Front yard and planter strip landscaping shall be required to be installed prior to occupancy of the home.
- A minimum of two trees shall be planted in the front yard of each interior lot. At least one of the two trees shall be planted in the planter strip. On corner lots a minimum of three trees shall be planted in the front and exterior side yard areas. At least one tree shall be planted in the planter strip on each street frontage.
- Planter strips shall be landscaped with plant materials and shall not be filled in with rocks, wood chips or pavement.
- A water efficient landscape is required.

USE PERMIT PROVISIONS FOR AIR CENTER EAST PHASE II
April 3, 2001

I. Principally Permitted Uses

- a. Single Family Dwellings

II. Accessory Uses

- a. Private garages or carports accessory to a principal residence
- b. Private swimming pool accessory to a principal residence
- c. Other accessory structures and uses incidental to and appurtenant to the principal permitted use.

III. Conditionally Permitted Uses

- a. Community Care facilities
- b. Home Occupations
- c. Private Recreational Facilities
- d. Public or Private Schools
- e. Public Utility Structures
- f. Temporary subdivision sales offices
- g. Accessory dwelling units

IV. Minimum Lot Size: 3,500 square feet

V. Minimum Lot Width: 40 feet

VI. Maximum Building Height: 35 feet

VII. Maximum Lot Coverage: 65%

VIII. Setbacks: Principal Structure

- a. Front Yard: 10 feet (Garages and Carports Min. 20')
- b. Rear Yard: 10 feet
- c. Side Yard: Interior: 5 feet
Exterior: 10 feet
- d. Streetside Second Story elements shall be setback from first floor level per the Design Guidelines for Air Center East Phase II dated December, 1999.

IX. Setbacks: Accessory Structures

- a. Front Yard: 15 feet
- b. Rear Yard: 5 feet
- c. Interior Side Yard: 5 feet
- d. Exterior Side Yard: 10 feet (Garages and Carports Min. 20')

X. Parking:

Two spaces per unit, one of which must be covered, both of which must be located outside of required setback areas. Tandem parking is allowed. An additional ½ space per unit for visitor parking shall be provided, and may be tandem or located on street.

RESOLUTION NO. 10098

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING A TENTATIVE MAP FOR AIR CENTER EAST - PHASE II, LOCATED AT
1301 LUDWIG AVENUE - FILE NUMBER MAJ99-038

WHEREAS, an application has been submitted by Santa Rosa Associates II requesting approval of a tentative map for Air Center East - Phase II, also described as a 37-acre portion of Assessor's Parcel Number 035-141-021 located generally southerly of a future westerly extension of Northpoint Parkway, dated December 9, 1999, and on file in the Office of the Department of Community Development; and

WHEREAS, the applicant was presented with the opportunity and did not prepare proposed findings supported by evidence that said subdivision complies with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code) and the Subdivision Map Act (Government Code Section 66410, et seq.); and

WHEREAS, the Planning Commission heard the evidence and reviewed the proposed findings, if any, submitted by the applicant.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission determines that a subdivision of 133 lots and four parcels (133 residential lots for single family homes, two landscape parcels, a park parcel, and a remainder parcel) and no more is in compliance with the requirements of the Subdivision Ordinance of the City of Santa Rosa, (Title 19, City Code), and the Subdivision Map Act (Government Code Section 66410, et seq.) based upon the following findings:

1. The proposed tentative map is consistent with the General Plan and any applicable specific plans as specified in Government Code sections 65451 and 66474.5.
2. The proposed subdivision meets the housing needs of the City and that the public service needs of the subdivision's residents are within the available fiscal and environmental resources of the City.
3. The design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
4. The proposed subdivision would not discharge waste into the City's sewer system that would result in violation of the requirements prescribed by the California Regional Water Quality Control Board.

BE IT FURTHER RESOLVED that the Planning Commission finds and determines the Tentative Map would not be approved but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions are determined invalid, this Tentative Map would not have been approved without requiring other valid conditions for achieving the purposes and intent of such approval.

BE IT FURTHER RESOLVED that the Planning Commission approves the Air Center East - Phase II Tentative Map dated December 9, 1999, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Final Development Advisory Committee (DAC) Report dated April 3, 2002, revised to delete the final paragraph of Engineering Condition 14 requiring that a near side bus turnout be constructed along the Fresno Avenue frontage of the 3.9 acre park parcel north of Street "C", as the bus turnout was previously installed during construction of Air Center East Phase I.
2. The developer shall enter into an agreement with the City which provides that the developer, his heirs, successors, and assigns shall defend, indemnify, and hold the City, its officers, employees, and agents harmless from any and all claims, suits, and actions brought by any person and arising from, or in connection with, the design, layout, or construction of any portion of this subdivision, or any grading done, or any public or private improvements constructed within, or under, or in connection with this subdivision, whether on-site or off-site.
3. Sewer connections for this development, or any part thereof, will be allowed only in accordance with the requirements of the California Regional Water Quality Control Board, North Coast Region, in effect at the time, or thereafter, that the building permit(s) for this development, or any part thereof, are issued.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of April, 2002, by the following vote:

Ayes: (6) (Blanchard, Cisco, Johnson, Taylor, Thomas, Swinth,)

Noes: (0)

Abstentions: (0)

Absent (1) (Carlile)

APPROVED:


VICE CHAIRMAN

ATTEST:


EXECUTIVE SECRETARY

RESOLUTION NO. 10097

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA FINDING THAT THE AIR CENTER EAST - PHASE II PROJECT IS WITHIN THE SCOPE OF THE USE OF THE PREVIOUSLY CERTIFIED SOUTHWEST SANTA ROSA AREA PLAN FINAL ENVIRONMENTAL IMPACT REPORT, A MASTER EIR - FILE NUMBER MJP99-038.

WHEREAS, on June 21, 1994, the Council of the City of Santa Rosa certified a final environmental impact report for the Southwest Santa Rosa Area Plan (Resolution 21805), entitled "Southwest Santa Rosa Area Plan Final Environmental Impact Report," a master environmental impact report; and

WHEREAS, the Southwest Santa Rosa Area Plan Final Environmental Impact Report identified nine unavoidable significant effects attributable to implementation of the Southwest Area Plan; and

WHEREAS, on June 21, 1994, the Council, as lead agency, adopted a Statement of Overriding Considerations (Resolution 21804) for the significant unavoidable effects attributable to implementation of the Southwest Area Plan; and

WHEREAS, the City's Environmental Coordinator conducted an initial study to determine whether the proposed project is within the scope of the Southwest Santa Rosa Area Plan Final Environmental Impact Report (SSRAP-FEIR), a master environmental impact report, in accordance with the provisions of Public Resources Code section 21157.1; and

WHEREAS, the initial study, dated February 7, 2002, did not identify any significant environmental effect that was not examined and addressed in the SSRAP-FEIR that might result from the proposed project, and found that the project was described in the SSRAP-FEIR and within its scope; and

WHEREAS, the initial study did identify the significant effects of the project as described in the SSRAP-FEIR and their applicable mitigation measures as set forth in the SSRAP-FEIR and listed the measures which required implementation in the mitigation monitoring program attached to the initial study; and

WHEREAS, the Planning Commission has considered the contents of the initial study and its findings, the staff reports, oral and written, the Southwest Area Plan, the SSRAP-FEIR, and testimony and materials presented by all those wishing to be heard on these matters at the noticed public hearing on this matter held on April 11, 2002.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based on the initial study, staff reports, and the testimony and the materials presented and considered, determines as follows:

1. The City of Santa Rosa was the lead agency, under the California Environmental Quality Act, for the Southwest Santa Rosa Area Plan Final Environmental Impact Report ("SSRAP-FEIR"), a master environmental impact report, and did duly certify the same and the City of Santa Rosa is the lead agency for the proposed project.

2. The City's Environmental Coordinator prepared an initial study of the environmental effects of the proposed project in accordance with Public Resources Code section 21157.1.
3. The initial study analyzed whether the proposed project may cause any significant effect on the environment which was not examined in the SSRAP-FEIR and whether the proposed project was described in the SSRAP-FEIR as being within its scope.
4. The initial study found, and the Planning Commission finds, that the proposed project will have no additional significant effect on the environment, as defined in Public Resources Code section 21158(d) that was not identified in the SSRAP-FEIR.

BE IT FURTHER RESOLVED that the Planning Commission, based on the foregoing determinations and the information contained in the initial study, finds that the proposed project is within the scope of the project covered by the SSRAP-FEIR.

BE IT FURTHER RESOLVED that the Planning Commission adopts the mitigation measures identified in the initial study and the mitigation monitoring program attached to the initial study and directs that the mitigation measures set forth therein be implemented through the conditions of approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 11th day of April, 2002, by the following vote:

| | | |
|--------------|-----|--|
| Ayes: | (6) | (Blanchard, Cisco, Johnson, Taylor, Thomas, Swinth,) |
| Noes: | (0) | |
| Abstentions: | (0) | |
| Absent | (1) | (Carlile) |

APPROVED: _____

VICE CHAIRMAN

ATTEST _____

EXECUTIVE SECRETARY

City Planner Hartman responded to the applicant's concerns regarding the conditions:

- 9 'E' (Street trees): This is a standard condition enforced at the discretion of the Department of Community Development. City Planner Hartman recommended that it be left in. If compliance is not feasible or practical the Department of Community Development would not impose it.
- 15 (Lot merger): This condition must remain as is, as the Lot merger must be recorded prior to issuance of a building permit.
- 27 (Elevators): Leave this condition in; the applicant may clarify with the Building Division after approval.
- 28 (Lot line adjustment): Delete, "prior to issuance of any building permit".
- 60 & 61 (Security): Leave in.

The applicant concurred with staff's modifications to the conditions.

The Commissioners discussed the project and indicated unanimous support for the proposal with modified conditions as recommended by City Planner Hartman. Commissioner Cisco noted that self-storage warehouse facilities are generally very compatible with residential neighborhoods.

Resolution Number 10095: Commissioner Blanchard moved and Commissioner Thomas seconded a Resolution adopting a Mitigated Negative Declaration for Southpoint Self Storage located at 2049 West Steele Lane - assessor's parcel number(s) 041-021-052, -053, & -054 - file number MNP01-048. The motion carried with the following vote:

Ayes: (6) (Blanchard, Cisco, Johnson, Swinth, Taylor, Thomas)
Noes: (0)
Abstentions: (0)
Absent (1) (Carlile)

Resolution Number 10096: Commissioner Blanchard moved and Commissioner Thomas seconded a Resolution Making Findings and Determinations and Approving a Conditional Use Permit for Southpoint Self Storage - Located at 2049 West Steele Lane - File Number MNP01-048, with the following modification to condition #28 ~~struck out~~ text deleted:

"The property owner(s) shall merge Assessor Parcel Numbers 041-021-052 and 041-021-053, and adjust lot lines of Assessor Parcel Numbers 041-021-053 and 041-021-054 ~~prior to the issuance of any building permit...~~"

The motion carried with the following vote:

Ayes: (6) (Blanchard, Cisco, Johnson, Swinth, Taylor, Thomas)
Noes: (0)
Abstentions: (0)
Absent (1) (Carlile)

12. PUBLIC HEARING - TENTATIVE MAP/CONDITIONAL USE PERMIT - AIR CENTER EAST PHASE 2 - 1301 Ludwig Avenue - Subdivide 37.11 +/- acres into 133

single-family residential lots, a 3.9+/- acre park site, a 5+/- acre remainder parcel, and 3 landscape parcels - File Number MJP99-038

City Planner Mark Wolfe stated that the applicant is requesting approval of a second phase for the Air Center East project. The proposal involves a roughly 37 acre portion of the larger, 317 acre, Air Center Planned Community district, and is located directly South of the first phase of the project, which has now been partially completed.

The current proposal would subdivide the 37 acre Phase II area into 133 single family homes. In addition, the project will:

- Dedicate 3.9 acres as part of a future Community Park;
- Provide a Class I (off road) multi-use pathway along Roseland Channel;
- Establish a grid system of neighborhood streets; and
- Establish Design Guidelines for future development of homes within this new neighborhood.

A roughly 5 acre remainder parcel would contain wetlands and provide open space. The proposed project is consistent with the General (Southwest Area) Plan as well as the adopted Planned Community Policy Statement and Development Plan.

City Planner Wolfe concluded his presentation with recommended modifications to the Use Permit Provisions: Item 'd' of Section 8, relative to the 2nd story setback –the change would make the Phase II setbacks match those in Phase I. In addition he recommended a change to the Development Advisory Committee (DAC) report Engineering Condition #14: Delete the last paragraph, which requires a bus turnout. This condition was required with Phase I.

Jim Hummer of 703 2nd Street Suite 200 (representing the applicant) indicated support for staff's report and presentation, including the changes outlined. He summarized the history of phase I of the Air Center East project and how it relates to the Southwest Area Plan and pointed out that the Phase II homes would conform to the Air Center's Development Plan Design Guidelines and would mirror the design of Phase I.

In reply to concerns of Commissioner Swinth, Mr. Hummer explained that a trunk line along the Roseland Channel precluded the homes along it from facing the creek/channel and the proposed path.

Responding to Commissioner Cisco regarding historical preservation, Mr. Hummer noted that there is no preservation plan associated with this project. Historical preservation per the Southwest Area Plan would be addressed in a future phase.

Mr. Regalia clarified that the Air Center East has specific design guidelines, which are not superceded by the Citywide design guidelines.

Vice Chairman Taylor opened the public hearing.

There being no one wishing to speak, Vice Chairman Taylor closed the public hearing.

Discussion ensued relative to pre-adopted design guidelines and their relation to the recently updated citywide Design Guidelines. The Commission agreed to discuss the issue at a future study session. The Commissioners expressed support of the project with a requirement that 15% of the units feature accessory dwellings.

Resolution Number 10097: Commissioner Thomas moved and Commissioner Johnson seconded a Resolution Finding That the Air Center East - Phase II Project Is Within the Scope of the Use of the Previously Certified Southwest Santa Rosa Area Plan Final Environmental Impact Report, a Master EIR - File Number MJP99-038.. The motion carried with the following vote:

Ayes: (6) (Blanchard, Cisco, Johnson, Swinth, Taylor, Thomas)
Noes: (0)
Abstentions: (0)
Absent (1) (Carlile)

Resolution Number 10098: Commissioner Thomas moved and Commissioner Johnson seconded a Resolution Approving a Tentative Map for Air Center East - Phase II, Located at 1301 Ludwig Avenue - File Number MAJ99-038

- Add the following text to condition #1: *"..., revised to delete the final paragraph of Engineering Condition 14 requiring that a near side bus turnout be constructed along the Fresno Avenue frontage of the 3.9 acre park parcel north of Street "C", as the bus turnout was previously installed during construction of Air Center East Phase I.*

The motion carried with the following vote:

Ayes: (6) (Blanchard, Cisco, Johnson, Swinth, Taylor, Thomas)
Noes: (0)
Abstentions: (0)
Absent (1) (Carlile)

Resolution Number 10099: Commissioner Thomas moved and Commissioner Johnson seconded a Resolution Approving a Conditional Use Permit for Air Center East - Phase II Located at 1301 Ludwig Avenue - a Portion of Assessor's Parcel Number 035-141-021 - File number MJP99-038, with the following modifications.

- Use Permit Provisions amended as noted in staff's presentation.
- Add the following text to condition #1: *"..., revised to delete the final paragraph of Engineering Condition 14 requiring that a near side bus turnout be constructed along the Fresno Avenue frontage of the 3.9 acre park parcel north of Street "C", as the bus turnout was previously installed during construction of Air Center East Phase I.*
- Add the following condition: *Air Center East Phase II shall include 2nd dwelling units with 15% of the homes in the subdivision, with said 2nd dwelling units to comply with the requirements of Zoning Code Article 6 as may apply.*

The motion carried with the following vote:

Ayes: (6) (Blanchard, Cisco, Johnson, Swinth, Taylor, Thomas)
Noes: (0)
Abstentions: (0)
Absent (1) (Carlile)