

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, MARCH 23, 2017**

1. CALL TO ORDER

Commissioner Stanley called the meeting to order at 4:00 p.m.

2. ROLL CALL

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

3. APPROVAL OF MINUTES

None

4. PUBLIC APPEARANCES

Duane Dewitt - Discussed Santa Rosa Parking Issues

5. PLANNING COMMISSIONER'S REPORT

None

6. DEPARTMENT REPORT

Bill Rose, Supervising Planner, Discussed upcoming potential meeting agenda items

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None

8. PUBLIC HEARING

**8.1 PUBLIC HEARING - DETURK WINERY VILLAGE - DENSITY BONUS AND
VACATION OF PUBLIC RIGHT-OF-WAY - 806 DONAHUE STREET AND 806 W. 9TH
STREET - FILE NO. PRJ16-012**

The Planning Commission will consider a request for Density Bonus for a 35% density increase, and a Vacation of Public Right-of-way for an approximately 18,725-square foot area along the east side of Donahue Street, between W. 8th Street and W. 9th Street.

Ex-Parte Disclosures: Commissioner Duggan and Stanley watched the appeal at the Council meeting, Groninga watched the Cultural Heritage Board denial. All commissioners including Commissioner Rumble visited the site and had nothing to disclose.

Bill Rose explained the projects influence on the progress of the Housing Action Plan.

Susie Murray, City Planner, presented the staff report and responded to questions.

Richard Deringer, Applicant, gave a presentation.

PUBLIC HEARING

Commissioner Stanley opened the public hearing at 4:28 p.m.

Teri Shore - Supported the project

Robin Stephani - Supported the project

Duane Dewitt - Supported the project

Commissioner Stanley closed the public hearing at 4:37 p.m.

A discussion ensued between the Commissioners and staff regarding parking issues and the addition of condition number 4 of Resolution 11824.

MOVED by Commissioner Duggan and Seconded by Commissioner Groninga, **CARRIED** 4-0-0-3 (Commissioner Duggan, Groninga, Rumble and Stanley voting Yes; Chair Cisco, Vice Chair Crocker and Commissioner Edmondson Absent); to waive reading of the text and adopt as amended:

RESOLUTION NO. 11824 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL VACATE A PORTION OF THE PUBLIC RIGHT-OF-WAY ALONG THE EAST SIDE OF DONAHUE STREET, BETWEEN W. 8TH STREET AND W. 9TH STREET, PURSUANT TO GOVERNMENT CODE SECTION 8300 ET. SEQ., TO ACCOMMODATE THE DEVELOPMENT OF DETURK WINERY VILLAGE; FILE NUMBER PRJ16-012

MOVED by Commissioner Duggan and Seconded by Commissioner Groninga, **CARRIED** 4-0-0-3 (Commissioner Duggan, Groninga, Rumble, Stanley voting Yes; Chair Cisco, Vice Chair Crocker, Commissioner Edmondson Absent); to waive reading of the text and adopt:

RESOLUTION NO. 11825 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING THAT COUNCIL APPROVE A DENSITY BONUS FOR DETURK WINERY VILLAGE, LOCATED AT 806 DONAHUE STREET AND 8 W. 9TH STREET, ASSESSOR'S PARCEL NUMBERS 010-091-001 AND 010-091-007 - FILE NUMBER PRJ16-012

9. ADJOURNMENT

Commissioner Stanley adjourned the meeting at 4:58 p.m. to the City Council Joint Session meeting to be held on Tuesday, March 28, 2017 at 4:00 p.m.

Approved on:
APPROVED:

Clare Hartman, Executive Secretary