

DRAFT

**SANTA ROSA
DESIGN REVIEW BOARD/CULTURAL HERITAGE BOARD
SPECIAL JOINT MEETING MINUTES
CITY HALL, 100 SANTA ROSA AVENUE
MAY 4, 2017**

5 P.M. (CITY COUNCIL CHAMBERS)**1. CALL TO ORDER AND ROLL CALL**

Chair Burch called the meeting to order at 5:09 p.m.

Design Review Board Members Present: Chair Michael Burch, Vice Chair Warren Hedgpeth; Board Members Sabra Briere, Drew Weigl, Joel Grogan
Absent: Board Members Scott Kincaid, Kevin Zucco

Cultural Heritage Board Members Present: Chair Stacy De Shazo, Vice Chair Margaret Purser; Board Members Laura Fennell, Mark De Backer, Ann Galantine
Absent: Board Members Cappie Garrett, John Murphy

2. APPROVAL OF MINUTES - None**3. BOARD BUSINESS** – Statement of Purpose**4. PUBLIC APPEARANCES** - None**5. STATEMENTS OF ABSTENSION BY BOARD MEMBERS** - None**6. SCHEDULED ITEMS**

**6.1 CONCEPT DESIGN REVIEW – SEQUOIA GREEN TOWNHOMES
1299 GLENN ST – FILE NO. DR17-014**

BACKGROUND: The project includes a proposal to construct four single-family dwelling units, comprised of two duets, on four lots within the Ridgway Preservation District. This proposal was previously approved by the Design Review Board in 2006, prior to the establishment of the Ridgway Preservation District in 2007.

- City Planner Amy Nicholson introduced the project.
- Architect Kevin Skiles made a presentation.
- Chair Burch opened public comments.
- Ralph Sykes spoke in opposition to the project.
- Maureen Finnegan Brennan spoke in opposition to the project.
- Chair Burch closed public comments.

Design Review Board

Four-side architecture strongly recommended; the duplex fronting Glenn Street is successful because the garages back each other, creating more inviting characteristics; Elevations 1 and 3 are more successful; Mimicry of historic eras is discouraged; Small homes are fine, the porches are appreciated; Consider stucco for Elevation 2; Hardy board is appreciated; Explore length of windows on Elevation 4; Consider divided-light windows; Take into consideration the neighbors' views; the Board would like to honor the floor plans and building pads/setbacks.

Cultural Heritage Board

Efforts to blend in and vary the units are appreciated; Elevation 1 is most successful; consider adjusting scaling of remaining elevations to match Lot 1; Porch on Elevations 1 and 3 are more successful than Elevations 2 and 4 - consider changing from a gable frontage to a rotated gable to reduce the weight and still allow square-footage, and southern light; Consider reducing window-width on Elevations 2 and 4; Consider adjusting scale of the elevations to match Elevation 1; Bring visual heights down; Elevation 4 is top-heavy; Elevation 3 draws the eye down, which is appreciated; Consider reducing articulation on garage doors; Show all materials at the next meeting; Take photos of the site from many angles;

7. **BOARD MEMBER REPORTS** – Chair Burch introduced new Design Review Board Members Sabra Briere and Drew Weigl, and a social gathering will be held soon to welcome new members and say goodbye to exiting members.
8. **DEPARTMENT REPORT** – None.
9. **ADJOURNMENT OF MEETING** – Chair Burch adjourned the meeting at 6:51 p.m.

PREPARED BY:

Patti Pacheco Gregg, Recording Secretary

ATTEST:

Bill Rose, Executive Secretary

Patrick Streeter, Executive Secretary

APPROVED:

Chair, Michael Burch

Chair, Stacey De Shazo

RESOLUTION NO. 10947

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE SEQUOIA GREEN TENTATIVE MAP LOCATED AT 1285 GLENN STREET - FILE NUMBER MJP05-038

WHEREAS, an application has been submitted by Kevin Skiles of Urban Building workshop requesting approval of a tentative map of Sequoia Green , more particularly described as Assessor's Parcel Number(s) 180-720-010, dated March 21, 2006, 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 BE IT RESOLVED, the Planning Commission does hereby determine that said subdivision of 7 (seven) lots 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:

- A. That the proposed map is consistent with the General Plan and any applicable specific plans as specified in Government Code Sections 65451 and 66474.5.
- B. That 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.
- C. That the design of the proposed subdivision has, to the extent feasible, provided for future passive or natural heating or cooling opportunities in the subdivision.
- D. That 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.
- E. That the proposed subdivision is consistent with the City of Santa Rosa Design Guidelines and is determined to be of Superior Design.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines said 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 of the City of Santa Rosa approves the Sequoia Green Tentative Map dated March 26, 2006, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated March 2, 2006 and revised June 22, 2006.
2. The developer shall apply for a variance from the City Engineer requesting a waiver from the City Street Standards with regard to sidewalk and planter strip width, and further request to be allowed to rebuild the sidewalk and planter strip to match the existing sidewalk in terms of width, alignment, scoring and color.
3. The developer shall add fly ash to the concrete/cement used to build the new sidewalk in order to most closely reflect the color of the existing City Sidewalk.
4. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
5. That 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.
6. The approval of this project shall be subject to the latest adopted ordinances, resolutions, policies and fees adopted by the City Council at the time of the building permit review and approval.
7. The developer shall pay park fees in effect at the time the building permit is issued.
8. The developer shall provide 1 on-site allocated units in compliance with the Housing Allocation Plan or shall, in lieu of providing one or more affordable units on site, and if the application is in compliance with Section 21-02.060 "A" and "B" of the Housing Allocation Plan, pay fees at the time of building permit issuance.
9. 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 22nd day of June, 2006, by the following vote:


Ayes: (4) (Cisco, Gorin, Walsh, Bartley)

Noes: (1) (Faber)

Abstentions: (1) (Poulsen)

Absent: (1) (Arendt)

ATTEST:


EXECUTIVE SECRETARY

APPROVED:


CHAIRMAN

FINAL
DEVELOPMENT ADVISORY COMMITTEE REPORT

March 2, 2006
(Revised June 22, 2006)

SEQUOIA GREEN

Project Description

The applicant is proposing to subdivide a 24,829-square-foot lot into seven lots, preserving three historically significant homes, demolishing one home, and building four attached homes (two duet buildings).

LOCATION..... 1285 Glenn Street
APN..... 180-720-010
GENERAL PLAN LAND USE Medium Density Residential
ZONE CLASSIFICATION
EXISTING R-2
OWNER/APPLICANT Kevin Skiles
ADDRESS..... 3855 18th Street
San Francisco, CA 94114
ENGINEER/SURVEYOR..... Carlile/Macy
ADDRESS..... 15 Third Street
Santa Rosa, CA 95401
FILE NUMBER..... MAJ05-023
CASE PLANNER Lori MacNab
PROJECT ENGINEER Larry Lackie

Background

The subject property is in a neighborhood which is going through the process to become a Historic Preservation District within the city of Santa Rosa. When the project was originally presented to the neighborhood, it proposed to demolish two of the homes and build seven attached homes. The design was reviewed at a neighborhood meeting and was rejected by the neighbors because the project was too dense and the design did not respect the historic setting of the neighborhood. The project has changed to build fewer units, save one more home and incorporate more historic elements in the design.

Conditions of Approval

- I. Developer's engineer shall obtain the current city Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated March 1, 2004 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on plans stamped received March 21, 2006.

Planning Conditions

1. The applicant has requested the following Growth Management Allotments:

RESERVE "A"				4	
RESERVE "B"					
	2003	2004	2005	2006	2007

2. All the driveways for the project for both existing and new homes shall be Hollywood style Driveways and is constructed of new material and be paved to a width no less than 10 feet in width measured from the outside edges of the driveway.
3. Preserve trees numbered 1, 2, 3, 4, 9, 11, 12, 13, and 14 in the Tree Preservation and Mitigation Report. All the temporary fencing and other mitigation measures recommended by the report for tree preservation

during construction should be noted and shown on the Subdivision Improvement Plans.

Engineering Conditions

PARCEL AND EASEMENT DEDICATION

4. The Final Map shall show a 10-foot wide private storm drain easement over the private cross-lot storm drain system.

PUBLIC STREET IMPROVEMENTS

5. Ridgeway Avenue shall be dedicated as an Avenue with no improvements along the entire project frontage. See the Standard Conditions of Approval for dimensions.
6. Glenn Street shall be dedicated as a Minor Street with no improvements along the entire project frontage. See the Standard Conditions of Approval for dimensions.
7. Curb return radii shall be 25 feet at the intersection of Glenn Street and Ridgeway Avenue. Right-of-way shall be dedicated so that a City Standard 232A curb ramp and the 4-foot sidewalk landing are contained within 6 inches of the right-of-way at curb returns no curb ramp is required to be constructed.
8. The applicant shall apply for a variance to the City Engineer for any new sidewalk and planter to match existing improvements.
9. The sidewalk on the Lot 3's Ridgeway Drive frontage adjacent to the existing Oak may warp to be contiguous to the curb for maintaining a 2-foot clearance between tree and back of sidewalk. Sidewalk transitions shall be through 10-foot reverse curves. Work within the drip line of the tree shall be done under supervision of an Arborist.

GRADING

10. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check and will be forwarded to the Fire Department Hazardous Materials Manager for review. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
11. Prior to recording of the Final Map, an inspection of the dwellings to remain is required to determine if any substandard housing conditions exist. Any substandard conditions must be corrected prior to recordation of the Final Map. Contact Michael Palmer, Senior Building Inspector, to arrange for the inspection.
12. Existing overhead utilities and services to the houses to remain shall be placed underground and electrical panels and connections modified as necessary for underground services per the City Underground Ordinance.

UTILITIES

13. If there will be irrigation from the domestic meters, the water demand fees will be based on the small lot rate.
14. Any existing water or sewer services that will not be used must be abandoned at the main per current City Standards. Any existing meters must be collected by the City Meter Shop. Call Utilities Engineering at 543-3950 to arrange pick up.
15. The shown existing water and sewer services for Lot 3 must be verified during the plan-check process of the Encroachment Permit.

Recreation and Parks Conditions

16. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and approved by the city's Tree Division. Planting shall be done in accordance with the city Standards and Specifications for Planting Parkway Trees. Tree planting locations shall be marked by the city Tree Division personnel. Contact the Tree Section of Recreation and Parks, 543-3422 for tree approval and to mark tree planting locations. Copies of the master street tree plan list and the standards are available at both the Community Development and Parks Division offices.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee no way constitutes approval or denial of the item under discussion. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of the report.

Recommendation

Approval with conditions as set forth in this report.

MARIE MEREDITH
Deputy Director of
Community Development - Planning

RESOLUTION NO. 10946

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A SMALL LOT
SUBDIVISION CONDITIONAL USE PERMIT FOR SEQUOIA GREEN TOWNHOMES -
LOCATED AT 1285 GLENN STREET - FILE NUMBER MJP05-038

WHEREAS, an application was filed with the Department of Community Development requesting the approval of a small lot Conditional Use Permit for Sequoia Green Town Homes, to be located at 1285 Glenn Street, also identified as Sonoma County Assessor's Parcel Number(s) 180-720-010; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the project was reviewed by the Design Review Board in compliance with the California Environmental Quality Act and has been found to be consistent with Article 19, Categorical Exemption, Class 32, in that the project consists of in-fill projects.

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code, including Section 20-42.140 (Residential Small-Lot Subdivisions);
- B. The proposed use is consistent with the General Plan and any applicable specific plan;
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and

- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a small lot Conditional Use Permit for Sequoia Green Town Homes, to be located at 1285 Glenn Street, is approved subject to each of the following conditions:

1. Compliance with all conditions as specified by the Sequoia Green Tentative Map Resolution Number 10947.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of June 2006, by the following vote:

Ayes: (4) (Cisco, Gorin, Walsh, Bartley)
Noes: (1) (Faber)
Abstentions: (0)
Absent: (2) (Arendt, Poulsen)

APPROVED: _____

CHAIRMAN

ATTEST: _____

EXECUTIVE SECRETARY

RESOLUTION NUMBER 06-652

RESOLUTION OF THE CITY OF SANTA ROSA DESIGN REVIEW BOARD GRANTING
PRELIMINARY AND FINAL DESIGN REVIEW APPROVAL FOR SEQUOIA GREEN
TOWNHOMES, LOCATED AT 1285 GLENN STREET, FILE NO. DR05-106

WHEREAS, on June 16, 2005, the Design Review Board of the City of Santa Rosa provided conceptual design review comments regarding proposed development of 1285 Glenn Street; and

WHEREAS, the applicant redesigned the project and submitted the revised plans for consideration of Preliminary Design Review approval to build four new attached town homes and preserve three existing homes located at 1285 Glenn Street; and

WHEREAS, on March 2, 2006, the City of Santa Rosa Design Review Board considered the proposal and gave recommendations to the applicant to improve upon the design and lay-out of the; and

Whereas, on April 20, 2006, the City of Santa Rosa Design Review Board again considered revised plans for Preliminary Design Review and recommended a few changes; and

Whereas, the applicant has altered his plan in conformance with Design Review Board comments and had those changes reviewed by the Board on June 1, 2006; and

WHEREAS, at the Design Review Board meetings the Board has considered written and oral reports of staff, testimony, and other evidence presented by all those who wished to be heard on the matter; and

WHEREAS, the project has been reviewed in compliance with CEQA and has been found to be exempt per Class 32 In-Fill Development Exemption; and

WHEREAS, the City of Santa Rosa Design Review Board, after due consideration of all evidence and reports offered for review, does find and determine the following:

- A. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements;
- B. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;
- C. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
- D. The design of the proposed development will provide a desirable environment for its residents, visitors, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and appropriately maintained;
- E. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity;

- F. The proposed project has been reviewed in compliance with CEQA, and is exempt under the In-Fill Development Exemption, Class 32.

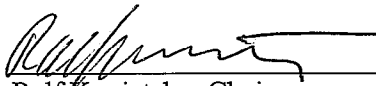
NOW, THEREFORE, BE IT RESOLVED, the City of Santa Rosa Design Review Board does hereby grant Preliminary Design Review of Sequoia Green Townhomes subject to a redesign as follows:

1. Remove the stepping stones on lots 5, 6, and 7 and replace with a stamped concrete patio measuring at least 8' x 8' to connect the garage to the living area.
2. That the Design Review Board strongly recommends that the Planning Commission give consideration to deviating from the City required standard for sidewalks and parkways and adhere to the existing conditions in the neighborhood (matching the alignment, the width, and the scoring patterns of the existing sidewalks) and carrying them through the property from the south to the north and from the northeast corner back to the west where it abuts the existing sidewalk there.
3. That the Design Review Board further recommends that the Planning Commission that oak tree #1 influence the alignment and arrangement of the sidewalk to allow for a retention of that tree.
4. Provide clearance in tree and lot areas so they are not planted directly in line but they occur within the small planting beds to protect the tree trunks.

BE IT FURTHER RESOLVED that revised plans should be submitted and returned to the Design Review Board for final design review approval.

DULY AND REGULARLY ADOPTED by the City of Santa Rosa Design Review Board on this 1st of June, 2006, by the following vote:

AYES: (6) Butler, Hedgpeth, Karsten, Konietzko, Mastick, Sunderlage
NOES: (0)
ABSTAIN: (0)
ABSENT: (1) Tsai

Approved: 

Ralf Konietzko, Chair

Attest: 

Clare Hartman, Executive Secretary



DESIGN REVIEW BOARD

MINUTES

Thursday, March 2, 2006

Room 7, Conference Room - City Hall
100 Santa Rosa Avenue, Santa Rosa CA 95404

REGULAR MEETING OF THE DESIGN REVIEW BOARD

1 CALL TO ORDER AND ROLL CALL:

Chair Konietzko called the regular meeting of the Design Review Board to order at

1:30 p.m. this day of Thursday, March 2, 2006.

Present: Chair Ralf Konietzko, Vice Chair Bill Mastick, and Board Members Tom Karsten, Kris Sunderlage, Elee Tsai, and Jessica Wichmann

Absent: Board Member Alan Butler

Note: Board Member Tsai left the meeting in progress at 3:00 p.m. and Board Member Karsten left the meeting in progress at 4:00 p.m.

4 **PUBLIC HEARING – SEQUOIA GREEN TOWNHOMES (Preliminary) 1285 Glenn St.- File No. DR05-106**

Lori MacNab, contract planner, gave the staff presentation stating that project was previously before the Board in June 2005 as a concept item. The project consists of subdividing a 24,000 sq. ft. lot into 7 lots. One of the four existing historic homes would be demolished and some of the mature vegetation would be preserved. Historic elements have been incorporated into the design.

Staff explained that Community Development Engineering has applied street standards on both Ridgeway and Glenn Street. The applicant applied for a street variance and the City agreed to a 6' planter from an 8' planter on Ridgeway. Other street standards are being sought that would be more consistent for the historic neighborhood.

Kraig Tambornini, city planner, further addressed the street standards and noted that the standards are reflected in the Design Guidelines.

Kevin Skiles, applicant, noted that the project is designed to conform to the small-lot subdivision code and that the sidewalk remains an issue. A minor street standard would be created for both frontages, which is a 6' parkway and a 5' sidewalk. The existing condition is 3' parkway and 5' sidewalk.

Mr. Skiles summarized the project as follows:

- Parcel is to be subdivided into 7 lots to accommodate 4 new homes.
- 3 of the existing homes would be retained. The 4th home that is proposed to be demolished has no foundation and is not historically significant or aesthetically pleasing as the other 3 existing homes.
- Fiberglass windows are proposed.
- Front porches are proposed for each home.
- The mature vegetation (Redwood trees) along the Ridgeway frontage would be saved and the large walnut tree would be retained. Mature landscaping (oak trees) existing near the 3 homes would be saved as well.
- The detached garage is located in the center of the yard away from the house because of the easements (A collection drain and a series of easements exist that would have the water drain to the street. Because of the design constraint, a patio would be created for the home that would serve as a driveway).
- Color board includes grays, blues, and soft greens.
- A 5' high privacy fence is proposed for lot 3.

Ken Coker, architect, further summarized the project as follows:

- Project emulates the design elements from the existing homes in the neighborhood.
- Horizontal siding is proposed.
- Each home would have an entry porch. Porch wraps around the corner house. A light railing with wood detailing would be installed.
- Introduced terra cotta vent pipes.

Alan Villemaire, Carlile Macy, stated that the landscaping would be consistent with the neighborhood. He pointed out the location of trees and addressed the fencing on Ridgeway and the privacy fence for lot #3.

PUBLIC COMMENT:

Lucas McMahon, resident on Ridgeway directly across from the project, expressed concern with the parkway and the location of the detached garage.

BOARD COMMENT:

The Board expressed that the parkway, streetscape and the sidewalk are critical components for this project in maintaining the continuity and integrity of the neighborhood. The Board was pleased with the retention of the existing vegetation (walnut and redwood trees) and concurred that the project has come a long way.

The Board found the architecture of the corner unit is inconsistent with the neighborhood, the location of the detached garage awkward, and the livability and yard spaces for lots 3 and 4 are questionable because of the size of the units, setbacks, and shape of the parcel.

The Board made the following recommendations:

- Revisit the location of the detached garage that is proposed is the middle of the yard.
- Revise the running gable from the detached garage proposed in the yard.
- Borrow more detailing from the existing home on lot 6 for the home on lot 4.
- Resolve the projection of the cantilever on home 3 to address the massing of the unit.
- Revisit the awkward combination of a roof shape at the rear with the dutch gable proposed in front. It needs to be one or the other.
- Pull the patio area that is off of the northwest corner of the unit deeper into the yard as it appears to be introducing an activity area out toward Ridgeway. This would also allow for additional planting.
- Consider stucco material rather than hardi plank material for the proposed garage.
- Revisit the color for the home on Glenn Street.
- Consider two different roof colors to provide variety.
- Center the kitchen sinks under the windows for units 1 and 2.
- Revisit the size of the porch and windows for lot 3.
- Explore the lot split of the easement running down both parcels.

Motion: Vice Chair Mastick moved and Board Member Karsten seconded a motion to continue this item to a future meeting date. The motion carried as follows:

Ayes:	(5) Karsten, Konietzko, Mastick, Sunderlage, Wichmann
Noes:	(0)
Absent:	(2) Butler, Tsai
Abstain:	(0)



**ESIGN REVIEW BOARD
Regular Meeting**

**Thursday, April 20, 2006
Room 7, Conference Room - City Hall
100 Santa Rosa Avenue, Santa Rosa CA 95404**

**MINUTES
DESIGN REVIEW BOARD
REGULAR MEETING**

1 CALL TO ORDER AND ROLL CALL:

Chair Konietzko called the regular meeting of the Design Review Board to order at **1:30 p.m. this day of Thursday, April 20, 2006.**

Present: Chair Ralf Konietzko, Vice Chair Bill Mastick, and
Board Members Warren Hedgpeth, Kris Sunderlage, and Elee Tsai

Absent: Board Members Alan Butler and Tom Karsten

2 APPROVAL OF MINUTES:

Vice Chair Mastick moved and Board Member Sunderlage seconded a motion to approve the minutes of the April 6, 2006 meeting with revisions.

Ayes: (4) Hedgpeth, Konietzko, Mastick, Tsai
Noes: (1) Sunderlage
Abstentions: (0)
Absences: (2) Butler, Karsten

**7 PUBLIC HEARING – SEQUOIA GREEN TOWNHOMES (Preliminary)
1285 Glenn Street - File No. DR05-106**

Lori MacNab, contract planner, stated that this project has been before the Board on March 2, 2006, and that the project has been modified accordingly to Board comments. The project site is approximately 23,000 square feet. The proposal involves retaining three of the historic homes and to build four attached homes within two buildings. The existing oak tree has been evaluated by an arborist and found to be healthy. Staff reminded the Board that the engineering division is requiring standard sidewalks (northwest corner moving to the east turning the corner southward toward the existing sidewalk). The Planning Commission has the authority to approve otherwise.

Kevin Skiles, applicant, commented on the sidewalk issue stating that Ridgeway was designated as an 'avenue' and would require an 8' planter strip and 7' sidewalk, which is quite large within a historic district. A compromise was reached in which Ridgeway would be designated as a 'minor' street instead allowing for a 6' planter strip and a 5' sidewalk. The existing condition is approximately a 3' planter strip and a 4' sidewalk.

He summarized the modifications made to the project as follows:

- The garage on lot 6 was relocated and now aligns with the driveway.

- Eliminated the cantilever from the house on lot 3.
- Redesigned the floor plans and the frontage of the house on lot 3 (Ridgeway).
- A useable porch space is proposed for house on lot 3.
- Architecturally articulated the house on lot 1.
- Relocated utility meters on the side of the house on lot 1.
- Enlarged the floor plans of houses on lots 3 and 4.
- Materials of garages will match existing homes.
- Detailing of home on lot 4 resembles existing Craftsman style home on lot 6.
- Addressed the 3' gap between the homes.
- Garages are proposed for the existing homes and the materials would match the existing homes.

Jennifer Olivera, landscape architect, addressed the landscape treatment and stated that the landscape plan has not changed - that small species of trees are proposed in the landscape treatment.

PUBLIC COMMENTS:

Lois Hopkins, 340 Ridgeway Avenue, Santa Rosa, referenced her email to staff and expressed concern with the aesthetics of the project. She expressed concern with the pedestrian linkage on Ridgeway Avenue as it lacks uniformity in setbacks, sidewalks, and garage visibility. The interior floor plans of the homes are small, the location of the proposed bathroom is awkward, the overall development is too dense for the historic neighborhood and suggested the elimination of lot 3.

Ms. Hopkins strongly requested that the sidewalk standards be 3' parkway and 5' sidewalk for consistency within the historic neighborhood and further requested the following:

Lot 1

- A porch be provided on lot 1 that matches the style of the home
- Encouraged a parapet with a flat roof -- not a gable roof.
- Have the windows on the second story of the western wall conform to the windows similar to those on the front of the house.

Lot 2

- Address the second story massing of the house.
- Discouraged the closing of the gap and instead widen the gap.
- Provide greater separation between the homes fronting Ridgeway Avenue and Glenn Street.

Serena Shapiro, 328 Ridgeway Avenue, also referenced concerns stated in her email to staff. She strongly requested that the sidewalk be addressed in terms of flow, that garages be attached at the ends of the homes – not fronts – to maintain consistency, and that the homes remain detached at the second story. She also requested that the density be revisited and discouraged the aligning of home with the street.

Lucas McMahan, 340 Ridgeway Avenue, agreed with comments stated above and inquired about the siding materials to be used for the existing homes.

BOARD ACTION:

Motion: Vice Chair Mastick moved and Board Member Hedgpeth seconded a motion to continue this item to a future meeting date to allow the applicant to submit the south elevations, particularly the south elevation of lot 3 showing how the roofs are going to work, analyze the garage roofs proposed to be in character to the adjacent house, provide a Hollywood style driveway for lots 1, 2, 3, & 4, explore individualized parkway treatments for lots 1, 2, 3, & 4, provide sufficient connection between the patios and living areas of the homes, revisit the architectural detailing on the north elevation of lot 1, retain the existing sidewalk standards to conform to this historical neighborhood, keep the existing oak tree at the corner of Ridgeway Avenue and Glenn Street, explore the possibility of a bulb out, and encouraged the Mediterranean style architecture rather than the craftsman style. The motion carried as followed:

Ayes: (5) Hedgpeth, Konietzko, Mastick, Sunderlage, Tsai
Noes: (0)
Abstentions: (0)
Absent: (2) Butler, Karsten

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY JUNE 8, 2006**

4:00 PM REGULAR MEETING SESSION (CITY COUNCIL CHAMBER)

1. CALL TO ORDER

Chairman Bartley called the meeting to order at 4:04 p.m.

2. ROLL CALL

Commissioners present: Commissioners Cisco, Faber, Gorin, Walsh, and Chairman Bartley.

Commissioners absent: Commissioners Arendt and Poulsen.

Staff Present: Marie Meredith, Deputy Director Community Development – Planning; Patrick Wilson, Assistant City Attorney; Tamara Taylor, Administrative Secretary.

3. APPROVAL OF MINUTES

The minutes of May 25, 2006 were approved as modified (various comments were clarified).

4. PUBLIC APPEARANCES

None.

5. DEPARTMENT REPORT

Deputy Director Meredith announced that a status report dated May 29, 2006 for the Creekside Village project has been distributed to the Commission. The status report updates the project's entitlements, Environmental Mitigation Monitoring and consultation with Native Americans.

6. PLANNING COMMISSIONERS' REPORT

Commissioner Cisco noted that the Planning Commission had previously initiated a General Plan Amendment regarding bike lanes on Aston Avenue and suggested that the same be done for Dutton Meadow. The Planning Commission agreed and directed staff to schedule the initiation of a General Plan Amendment for Dutton Meadow to review the need for a bike lane on that street.

Commissioner Gorin pointed out that Burbank Avenue is starting to be developed and may also need to be reviewed for bike lanes. The Bicycle and Pedestrian Advisory Commission will be reviewing the need for additional bike lanes.

The Commission agreed to schedule the initiation of a General Plan Amendment after the report regarding bicycle and pedestrian circulation for northwest Santa Rosa is given at the July 27, 2006 Planning Commission meeting.

Deputy Director Meredith stated that staff would schedule the item on the August 10, 2006 Planning Commission agenda.

Commissioner Gorin reported that she attended the scholarship fundraiser for the Hispanic Chamber of Commerce.

Chairman Bartley stated that he and Vice Chair Cisco this morning attended a breakfast at which an update on the downtown planning process was given.

Chairman Bartley reported that he had re-distributed City Council Policy 51 (Code of Conduct) for the Commissioners' reference.

7. STATEMENTS OF ABSTENSION BY COMMISSION MEMBERS

None.

8. CONSENT AGENDA

None.

9. PUBLIC HEARING - CONDITIONAL USE PERMIT FOR SPRINT TELECOMMUNICATIONS TOWER at 260 Roberts Avenue to construct an 80 foot tall artificial tree telecommunications tower and accessory phone equipment; File No. MNP04-044

Ex parte communication disclosure: All Commissioners visited the site.

City Planner Blake Hillegas presented this application for a Conditional Use Permit to construct an 80 foot tall artificial tree telecommunications tower and accessory phone equipment.

Sprint is proposing this facility to enhance mobile phone coverage near the Highway 101 and Highway 12 interchange. Staff and the Design Review Board have worked with the applicant to redesign the artificial tree antenna from the original 95.6 foot height with no landscaping to an 80' tall structure with new landscaping, thus reducing the visual impacts of the proposal. On April 20, 2006, the Design Review Board granted preliminary design review approval contingent upon the Planning Commission's approval of a Conditional Use Permit.

Responding to a question from the Commission, City Planner Hillegas clarified that the artificial tree would be 80 feet high, and the antenna would be located at 75 feet.

Tim McFadden, representing the applicant, indicated agreement with staff's report and recommendation. He summarized the history of the application, noting that the height of the artificial tree is based on the existing natural trees in that location. He stated that this antenna pole would be available for co-location with other telecommunications companies.

Chairman Bartley opened the public hearing.

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

The Planning Commission expressed support for the proposal and commended the applicant, staff and the Design Review Board for their work in minimizing the visual impacts of the antenna.

Motion: Commissioner Cisco made and Commissioner Gorin seconded a motion to adopt a mitigated negative declaration for the project.

Deputy Director Meredith recommended that the Planning Commission let the Design Review Board's previous negative declaration stand, and add a paragraph to reference it in the Conditional Use Permit resolution.

The Planning Commission agreed and withdrew the motion.

Motion: Commissioner Cisco made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10945:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR A SPRINT TELECOMMUNICATIONS FACILITY - LOCATED AT 260 ROBERTS AVE. - FILE NUMBER CUP04-162, with the addition of a paragraph regarding the Design Review Board's previous approval of a negative declaration. The motion carried with the following vote:

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (2) (Arendt, Poulsen)

10. APPLICATION FOR TENTATIVE MAP AND CONDITIONAL USE PERMIT (SMALL LOT) FOR SEQUOIA GREEN TOWNHOMES at 1285 Glenn Street to subdivide a 24,829 square foot parcel into seven lots, preserving three historic homes and building four single family attached homes within two duet buildings; File No. MJP05-038

Ex parte communication disclosure: All Commissioners visited the site. Commissioner Cisco and Chairman Bartley each reported that they had previously received an email (not specific to this project) regarding design of sidewalks within potential historic districts.

Consultant Planner Lori MacNab reported that this project includes a Tentative Map and Conditional Use Permit review for a small lot subdivision. The applicant proposes to subdivide a 24,829 square foot parcel into seven lots, preserving three historically significant homes; demolishing one home and building four attached homes (two duet buildings).

This small lot subdivision proposes to preserve three existing historic homes which contribute to the neighborhood's historic character, while at the same time constructing some infill residential development to meet the City's housing goals. The entire project will create seven new lots and four new residential units. The project applicant has been very responsive to the concerns of the neighborhood and the Design Review Board throughout the process. The project has changed dramatically from what was originally

proposed resulting in a design that has gained support from the Design Review Board, the neighborhood and staff.

Consultant Planner MacNab further reported that the issue that has yet to be resolved is that of sidewalk width and planter strip width. The Community Development Engineering Department has imposed the appropriate city adopted street standards for this development (6 foot planter strip and 5 foot sidewalk). Both the neighbors and the Design Review Board have expressed concern regarding the sidewalk and planter strip widths. Right now, the Glenn Street frontage has a 5 ½ foot sidewalk and a 3 foot planter and Ridgway has a 3 ½ foot planter and a 5 foot sidewalk (these are approximations based on GIS measurements).

The Planning Commission has the authority to choose a different city standard when another standard could be more appropriate for the site. Looking at the various City adopted street standards, the standard that most closely reflects the existing neighborhood configuration is the Main Street Standard. The Main Street Standard is a 10 foot contiguous sidewalk with four foot tree wells. There is not a city adopted standard that would match exactly what the neighborhood has now.

The Planning Commission could either adopt the requirements of the DAC report which are for the city adopted street standard (Minor Street), require the developer to build the sidewalk to the Main Street standard, or require the developer to apply for a variance in order to match the existing sidewalk. The City Engineer had agreed that such a variance would be approved.

Consultant Planner MacNab concluded her presentation with a recommendation that DAC condition number 3 be revised to add tree #1 to the list of trees to be preserved.

In response to a question from the Commission, Consultant Planner MacNab clarified that a variance from the small lot subdivision setbacks is not required because the Zoning Code allows the Planning Commission to adopt different standards through a conditional use permit.

Kevin Skiles, the applicant, indicated agreement with staff's report and recommendation. He described the application and noted that he has been working with the neighborhood and Design Review Board to address concerns regarding the sidewalk width. He believes that the project supports General Plan goals and policies and provides housing at a variety of price points that would be located near commercial services and schools. He indicated that the Design Review Board supports how these attached homes fit into a neighborhood of detached homes and described the architectural elements incorporated from the surrounding neighborhood, such as front porches, roof slopes and siding treatments.

He described the existing sidewalks and explained that the City Engineer has indicated that he would support a variance to allow the installation of a sidewalk that matches the existing. Mr Skiles indicated willingness to install the sidewalks in the same scored pattern as existing and to treat the concrete with fly ash so that it will not look so new next to the existing sidewalk.

Mr. Skiles responded to questions from the Commission:

- Hollywood driveways are proposed for the new structures; he indicated willingness to install Hollywood driveways on all the lots.
- The Interiors of existing structures would be brought up to building code compliance as part of the project.
- The Planning Commission received an out-of-date tentative map showing the storm drain easement going under the garage on Lot 6. The location of the easement has been relocated to the property line between Lots 5 and 6. Current Tentative Map is dated March, 2006
- The garages will be structurally detached from the homes, but will appear from the street as though they are attached.
- The yard square footage is as follows: Lot 1: 1635 sq. ft.; Lot 2: 575 sq. ft.; Lot 3: 580 sq. ft.; Lot 4: 415 sq. ft.; Lot 5: 1115 sq. ft.; Lot 6: 2706 sq. ft.; Lot 7: 3295 sq. ft.

Chairman Bartley opened the public hearing.

Mark Perry of Benton Street, an architect living in the neighborhood, expressed his general support for the proposal. He invited the Planning Commission to attend an historic walking tour of this neighborhood on the 22nd of June at 6:30 p.m.

Chairman Bartley recommended that Mr. Perry speak individually with the Planning Commissioners so as not to create a situation in violation of the Brown Act.

An unidentified speaker requested clarification on the elevation of the structures.

There being no one else wishing to speak, Chairman Bartley closed the public hearing.

Mr. Skiles, in response to the question from one of the speakers, stated that the 3 remaining homes will not be elevated.

Discussion ensued relative to the setbacks, the existing sidewalk configuration, the type of fencing along the street on Lot 3 and the proposed Hollywood driveways. The Planning Commission commended the applicant for his work with the neighborhood residents, for his efforts to preserve the mature trees, for his willingness to treat the new sidewalk concrete with fly ash.

The majority of Planning Commissioners expressed support of the project and noted the following:

- It has been extensively reviewed, and is supported, by the Design Review Board.
- Although the Ridgway Street setback is small, it is not so small that it is out of character with the neighborhood, which offers a variety of housing styles and setbacks.
- Hollywood driveways should be installed for all the units, not just the new ones as proposed.
- The Commission expressed concern that the latest Tentative Map was not included in the packet.

- The type of fencing along the Ridgway Avenue frontage needs to be clarified: The elevation shows a 6' board fence between the 2 units, but the plan shows the 3' picket fence.

Mr. Skiles confirmed that the fence on Lot 3 Facing Ridgway is a 3' picket fence and indicated willingness to obtain a variance to continue the existing sidewalk in order to preserve the mature trees and maintain the character of the neighborhood.

Commissioner Faber commended the applicant for his efforts with the neighborhood and tree preservation and the architecture. He believes that the project is not in context with the neighborhood in it is a townhouse design and the setbacks facing Ridgway Avenue are too small. He pointed out that they do not comply with Zoning Code Section 20-30-110, paragraph C.1.b., which addresses front setbacks on a block with developed lots and requires that the front setback for each lot in the block shall be not less than the average depth of the front setbacks on the developed lots. He expressed concern about deviating from the small lot setback standards without more analysis and requested that future staff reports for this type of project include analysis of the small lot subdivision standards.

Commissioner Faber further pointed out that Section 20-42.140 - Residential Small Lot Subdivision, Paragraph B states that "no detached single-family dwellings are allowed within a small lot subdivision in the R-2 or R-3 zones."

Assistant City Attorney Wilson clarified that the Planning Commission may interpret that section Zoning Code so as to allow the existing single-family homes to remain in order to maintain the character of the neighborhood, and to apply the "No detached single-family dwellings are allowed within a small lot subdivision in the R-2 or R-3 zones." standard to the new construction.

The majority of Planning Commissioners concurred with Assistant City Attorney Wilson's suggested interpretation of the Zoning Code in regards to preserving the existing detached dwellings, and agreed to approve the project, with changes to the Tentative Map resolution as follows:

- The developer shall apply for a variance from the City Engineer requesting a waiver from the City Street Standards with regard to sidewalk and planter strip width, and further request to be allowed to rebuild the sidewalk and planter strip to match the existing sidewalk in terms of width, alignment, scoring and color.
- The developer shall add fly ash to the concrete/cement used to build the new sidewalk in order to most closely reflect the color of the existing City Sidewalk
- The DAC report conditions shall be revised to require preservation of the tree #1, to allow for continuation of the existing sidewalk configuration and to require installation of Hollywood driveways on all units.

The Planning Commission majority agreed to adopt the Conditional Use Permit Resolution and to schedule final approval of the Tentative Map Resolution incorporating the above-listed changes on the June 22, 2006 Planning Commission consent calendar

in order to allow staff to make the above changes and to confirm that the current Tentative Map is approved.

Motion: Commissioner Walsh made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10946:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A SMALL LOT SUBDIVISION CONDITIONAL USE PERMIT FOR SEQUOIA GREEN TOWNHOMES - LOCATED AT 1285 GLENN STREET - FILE NUMBER MJP05-038. The motion carried with the following vote:

Ayes: (4) (Cisco, Gorin, Walsh, Bartley)
Noes: (1) (Faber)
Abstentions: (0)
Absent: (2) (Arendt, Poulsen)

Motion: Commissioner Walsh made and Commissioner Gorin seconded a motion to Adopt A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE SEQUOIA GREEN TENTATIVE MAP LOCATED AT 1285 GLENN STREET - FILE NUMBER MJP05-038.

The motion was withdrawn in order to allow the resolution to be revised and adopted at the June 22 Planning Commission meeting.

Chairman Bartley called a recess at 5:16 p.m., reconvening at 5:23 p.m.

11. PUBLIC HEARING - REZONING, TENTATIVE MAP, CONDITIONAL USE PERMIT (SMALL LOT) FOR YUKON DRIVE SUBDIVISION At 4444 Yukon Drive to rezone a .28-acre site from R-2 to R-1-6 and subdivide into two residential lots; File No. MJP05-044

Ex parte communication disclosure: All Commissioners visited the site.

Consultant Planner Rick Hirsch presented application to rezone to R-1-6; subdivide an 11,871 square foot (.28 acre) lot into two residential lots; and a conditional use permit for a small lot subdivision.

The proposed small lot subdivision would create a 6,663-square-foot lot (Lot 1) and a 5,208-square-foot lot (Lot 2). There is an existing duplex proposed to be converted into a single-family dwelling with a new second dwelling on proposed Lot 1. Lot 2 is proposed to be developed with a new single-family dwelling with an attached second dwelling unit. The project requires a Rezoning to R1-6 (Single-family residential) in order to achieve the desired density, and also requires issuance of a Conditional Use Permit for a "Small Lot Subdivision", for lot sizes not meeting the typical minimum 6000 square foot lot size. The General Plan Designation for the area is Low Density Residential, which allows a density range of 2 to 8 dwellings per acre. A density of 7.1 dwellings per acre is proposed. The proposed project is compatible with the surrounding neighborhood and approval is recommended.

The applicant's proposal maintains the existing street section and improvements. Staff finds this acceptable given that the street improvements abutting the project site match all of the other properties on Yukon Drive. Requiring installation of the Minor Street

standard would make this project's street frontage improvements inconsistent with the rest of the street and would create an awkward transition in the alignment between the existing sidewalk along Yukon Drive to the reconfigured required sidewalks in front of the subject parcels.

Consultant Planner Hirsch explained that the staff report is in error where it indicates that the main street standard can be applied because this standard is allowable only for projects located in the downtown area. He recommended that the Planning Commission direct the applicant to apply for a variance from the City Engineer in order to retain the existing sidewalk configuration.

Responding to a question from the Commission, Consultant Planner Hirsch stated that the all-weather surface along the utility easement is a City standard for new construction. The surrounding properties along the easement were constructed prior to the establishment of this standard.

David Columbo (representing the applicant) explained that the project is a lot split of an existing duplex property. The density will not change because Lot 1 would contain the existing duplex (to be converted to a single-family dwelling) along with another new home, and another new home with attached second dwelling unit would be constructed on the newly created parcel. He expressed concern that the required all-weather surface along utility easement will reduce the livability of the backyard area.

He displayed photographs of the existing sidewalk and planter strips in the neighborhood and pointed out that the City's Minor Street standard would adversely impact the site. Specifically, three healthy trees would have to be removed, and the rear edge of the new sidewalk would come to within four feet of the existing concrete walkway leading to the existing building on Lot 1. Installation of the City Minor Street standard would require project re-design. He explained that the applicant requests to retain the existing street section and improvements so as to match all of the other properties on Yukon Drive. If the Planning Commission accepts the request to retain the existing sidewalks, then Conditions 4 & 6 (regarding parcel easement & dedication) would not be needed. Mr. Columbo further requested that Condition 14 of the DAC report requiring swing gates in the fence crossing the easements be changed to a requirement for rolling gates.

Mr. Columbo responded to questions from the Commission:

- The proposal would create ownership opportunity because of the second dwelling unit requirement that the property owner must occupy one of the units.
- The carport was not proposed to be converted to a garage because of some design issues, such as maintaining the existing roofline, and in order to maintain compatibility with the existing neighborhood.

City Engineer Tony Cabrera discussed the requirement for an all-weather surface along the utility easement. He explained that this line is a trunk line and that the all-weather surface is a strong requirement of the Utilities Department. Although a paved road exists on the other side of the fence, the all-weather surface is still required in order to accommodate repair vehicles if necessary. Mr. Cabrera also stated that he would work

with the Planning Commission to establish criteria for maintaining an existing sidewalk situation.

Consultant Planner Hirsch clarified the front, rear and side setbacks for Lots 1 and 2.

Chairman Bartley opened the public hearing.

Joseph Haak of Yukon Drive, the next door neighbor, spoke in opposition to the proposal. He believes that the density is too high and there is no landscaping proposed between his property and the subject property. He questioned the advisability of adding more units given the high crime rate and high vacancy rate in the area.

Pamela Berg of Yukon Drive, the neighbor across the street from the subject site, spoke in opposition to the proposal due to the high vacancy rate in the area and potential construction noise.

There being no one else wishing to speak, Chairman Bartley closed the public hearing.

John Hendee, the property owner, summarized the history of the application and stated that the project would enhance the possibility for owner-occupancy. He expressed concern regarding the all-weather surface requirement over the utility easement and offered a compromise of spreading shale over the area at the time of access. He pointed out that none of the properties have ever needed to be accessed in the past. The storage area in the carport will be removed to accommodate parking, and the front of the carport would be left as-is because the carport roof also covers the front porch.

Discussion ensued, with the Planning Commission expressing opposition to the proposal as follows:

- The units appear to be crowded onto the site; the project is adding more rental units to on the property;
- The site would support the proposed density, but only if the existing structure were removed and the project were redesigned.
- All-weather surface alternatives (such as grass bricks) need to be researched in order to make the backyard area more livable and the easement still accessible;
- Trees may not survive in the existing planter strip;
- The project is not of superior design and won't enhance the neighborhood.
- There is no need to design the project to be compatible with existing neighborhood architecture that is not outstanding or unique.

The Planning Commission concurred to deny this application and directed that a denial resolution be prepared and scheduled for adoption on the June 22, 2006 Planning Commission consent calendar.

Motion: Commissioner Cisco made and Commissioner Gorin seconded a motion to deny REZONING OF PROPERTY LOCATED AT 4444 YUKON DRIVE TO THE R-1-6 ZONING DISTRICT (MJP05-044) and schedule final action on the June 22, 2006 Planning Commission consent calendar. The motion carried with the following vote:

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (2) (Arendt, Poulsen)

12. ADJOURNMENT

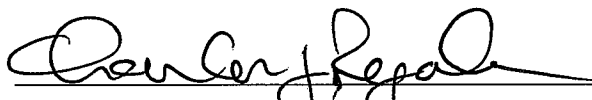
Chairman Bartley adjourned the meeting at 6:10 p.m. to the regular Planning Commission Meeting to be held at 4:00 p.m. in the City Council Chamber at Santa Rosa City Hall on Thursday June 22, 2006.

PREPARED BY:



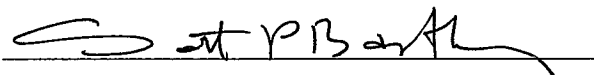
Tamara Taylor, Recording Secretary

ATTEST:



Chuck Regalia, Executive Secretary

APPROVED BY:



Chairman Bartley

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY JUNE 22, 2006**

4:00 PM REGULAR MEETING SESSION (CITY COUNCIL CHAMBER)

1. CALL TO ORDER

Chairman Bartley called the meeting to order at 4:02 p.m.

2. ROLL CALL

Commissioners present: Commissioners Cisco, Faber, Gorin, Poulsen, Walsh, and Chairman Bartley.

Commissioners absent: Commissioner Arendt

Staff Present: Marie Meredith, Deputy Director Community Development – Planning; Patrick Wilson, Assistant City Attorney; Tamara Taylor, Administrative Secretary.

3. APPROVAL OF MINUTES

The minutes of June 8, 2006 were approved as corrected (correction of property owner's name on page 9).

4. PUBLIC APPEARANCES

None.

5. DEPARTMENT REPORT

Deputy Director Meredith introduced new interns Emily Burns and Corbin Johnson.

6. PLANNING COMMISSIONERS' REPORT

Commissioner Walsh reminded everyone to always drive safely but especially so during the Hwy. 101 road work.

Commissioner Faber:

- He, along with Commissioners Gorin and Poulsen recently attended a Transportation Summit hosted by the Chamber of Commerce.

Commissioner Cisco:

- The Technical Advisory Committee for the Station Area Plan met last week and the last community meeting for the Plan was held last night.

Commissioner Poulsen:

- Thanked the Chamber of Commerce for hosting the Transportation Summit, and the City Council for looking towards the annexation of Roseland.

Commissioner Gorin:

- She attended the community meeting for the Station Area Plan.

Chairman Bartley:

- A presentation to update the Planning Commission on the status of the Station Area Plan will be scheduled in the near future.
- He attended Tuesday evening's City Council meeting in order to represent the Commission's position on the Northern Downtown Pedestrian Linkages Study (Planning Commission meeting of May 25, 2006). The City Council accepted the study in order to complete the terms of the grant; however it will circulate back through Planning Commission and Design Review Board for further refinement and update.
- Clarified that the newspaper incorrectly reported that the number of floors had been changed in the midrise policy, but the City Council only initiated a General Plan Amendment.

7. STATEMENTS OF ABSTENSION BY COMMISSION MEMBERS

Commissioner Poulsen stated that he would abstain from items 8.1 (Sequoia Green Townhomes and 8.2 (Yukon Drive Subdivision) because he was absent from the June 8 Planning Commission meeting when these items were first heard); and from item 9 (Vacation of Easement and Final Map Modification on Mountain Hawk Drive) because members of his family live on Mountain Hawk Drive.

Commissioner Faber stated that he would abstain from item 13 (Stonebridge) because his firm is directly involved in the project.

8. CONSENT AGENDA

Commissioner Poulsen abstained from items 8.1 and 8.2 and left the chamber at this time.

8.1 TENTATIVE MAP AND CONDITIONAL USE PERMIT (SMALL LOT) FOR SEQUOIA GREEN TOWNHOMES at 1285 Glenn Street – Final action to approve a tentative map to subdivide a 24,829 square foot parcel into seven lots, preserving three historic homes and building four single family attached homes within two duet buildings - File No. MJP05-038

Motion: Commissioner Cisco made and Commissioner Walsh seconded a motion to adopt **Resolution No. 10947: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE SEQUOIA GREEN TENTATIVE MAP LOCATED AT 1285 GLENN STREET - FILE NUMBER MJP05-038.** The motion carried with the following vote:

Ayes:	(4)	(Cisco, Gorin, Walsh, Bartley)
Noes:	(1)	(Faber)
Abstentions:	(1)	(Poulsen)
Absent:	(1)	(Arendt)

8.2 REZONING, TENTATIVE MAP, CONDITIONAL USE PERMIT (SMALL LOT) FOR YUKON DRIVE SUBDIVISION At 4444 Yukon Drive - Final action to deny application to rezone a .28-acre site from R-2 to R-1-6 and subdivide into two residential lots - File No. MJP05-044

Motion: Commissioner Cisco made and Commissioner Walsh seconded a motion to adopt **Resolution No. 10948: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPLICATION FOR REZONING OF PROPERTY LOCATED AT 4444 YUKON DRIVE TO THE R-1-6 ZONING DISTRICT –**

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Poulsen)
Absent: (1) (Arendt)

Deputy Director Meredith announced that the applicant for item 16 (Neighborhood Park General Plan Amendment) has requested a continuance to a date uncertain.

Motion: Commissioner Cisco made and Commissioner Gorin seconded a motion to continue item 16 (Neighborhood Park General Plan Amendment) to a date uncertain.

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (2) (Arendt, Poulsen)

9. PUBLIC HEARING - VACATION OF OPEN SPACE EASEMENT AND FINAL MAP MODIFICATION at 5911, 5913, and 5915 Mountain Hawk Drive to remove a portion of an open space easement on private property to allow full use of flat land as rear yard located - File No. MJP06-004

Commissioner Poulsen continued his abstention.

Ex parte communication disclosure: All Commissioners visited the site.

Senior Planner Joel Galbraith reported that this item is a request for a vacation of open space easement and final map modification to delete a portion of an open space easement located on three single-family lots within Phase 8 of the Skyhawk.

At the time Skyhawk was approved in the early 1990's, public and private open space areas were established to preserve significant natural features. These open space areas were established mostly along the two creeks and include a neighborhood park, unimproved public open space, and private open space on some of the lots which border the public open space. As a part of the planning process, portions of the areas originally designated as public open space were changed to private open space as there were generally not accessible to the public but provided visual open space. These private open space areas are included at the backs of approximately 30 lots. Most of these private open space areas are located on steep canyon areas where only landscaping by the resident is allowed. On three of the lots within Phase 8 of Skyhawk, there was not a match between the grading plan and the private open space plan, and open space

was established on flat graded portions of Lots 7, 8, and 9. As these areas appear and function as rear yards with no public access or visual benefits, the three property owners are requesting that the open space easements on these graded areas be removed to allow for the construction of accessory structures such as swimming pools.

It is staff's position that the areas proposed for open space vacation do function as backyards with little public benefit, therefore, approval of a vacation of easement and Final Map Modification are recommended.

Senior Planner Galbraith responded to questions and concerns of the Planning Commission:

- The backyard fences could be relocated to the edge of the vacated easement.

Robert Feiwell, (the applicant, and representing the neighbors at the subject addresses) displayed images of his existing back yard and of various views of the affected homes and explained that the vacation of easement is desired in order for him to address concerns regarding safety, privacy and landscaping.

Chairman Bartley opened the public hearing.

Gary Lentz of Mountain Hawk Drive spoke in support of the proposal.

There being no one else wishing to speak, Chairman Bartley closed the public hearing.

The Planning Commission indicated support for the proposal.

Motion: Commissioner Cisco made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10949:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL VACATION OF OPEN SPACE AT 5911, 5913 AND 5915 MOUNTAIN HAWK - FILE NO. VAC06-001. The motion carried with the following vote:

Ayes: (5) (Cisco, Faber, Gorin, , Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Poulsen)
Absent: (1) (Arendt)

Motion: Commissioner Cisco made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10950:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A FINAL MAP MODIFCATION TO AMEND THE FINAL MAP FOR SKYHAWK PHASE 8 REGARDING THE REMOVAL OF CERTION PORTIONS OF THE OPEN SPACE EASEMENT LOCATED ON LOTS 7, 8, AND 9 LOCATED AT 5911, 5913 AND 5915 MOUNTAIN HAWK - FILE NUMBER MJMD06-001. The motion carried with the following vote:

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)
Noes: (0)
Abstentions: (1) (Poulsen)
Absent: (1) (Arendt)

Commissioner Poulsen returned the chamber and resumed participation in the meeting

10. PUBLIC HEARING - TENTATIVE MAP AND CONDITIONAL USE PERMIT FOR MISSION BOULEVARD CONDOMINIUM CONVERSION at 1740 to 1746 Mission Boulevard to convert four existing 2-bedroom apartment units to airspace condominiums - File No. MJP05-051

Ex parte communication disclosure: Commissioners Cisco, Faber, Gorin, Poulsen, Walsh, and Chairman Bartley visited the site.

Consultant Planner Kim Voge reported that the applicant requests a Tentative Map and Conditional Use Permit to convert four 2-bedroom apartment units constructed in 1978 to airspace condominiums. Because the units were constructed prior April 1979, the project is subject to the Santa Rosa Condominium Conversion Ordinance and requires a Conditional Use Permit and Design Review.

The units are eligible for conversion to condominiums in accordance with the State of California Subdivision Map Act and the City of Santa Rosa Condominium Conversion Ordinance. Overall, staff believes the project will be an improvement to the area because it would create ownership units in the midst of a rental housing enclave; it would add parking where it is lacking; and because the applicants are improving the aesthetics of the building and the site.

Consultant Planner Voge responded to questions and concerns of the Planning Commission:

- Final design review has been delegated to staff.

Susan Wooten (the applicant) indicated agreement with staff's report and recommendation, and described the proposed improvements to the site.

Chairman Bartley opened the public hearing.

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

Consultant Planner Voge responded to questions and concerns of the Planning Commission and the public speakers:

- The applicant is willing to create a Home Owners' Association (HOA) for this 4-unit complex; however, the final decision regarding an HOA rests with the Department of Real Estate).
- The parking is in compliance with the Zoning Code.

Discussion ensued relative to the parking, the City's condominium conversion ordinance and future review of same, the appropriateness of using the term 'townhome' instead of 'duplex', and whether a 4-member HOA is viable.

The majority of Commissioners indicated support for the project because it would introduce ownership opportunity that would provide a stable element in this neighborhood that currently consists of mostly rentals.

Commissioner Poulsen indicated opposition to the proposal because the City's condominium conversion ordinance has not been reviewed. He believes that the

proposed improvements would be inadequate and not of superior design and he expressed concern regarding the additional paving and the loss of open space.

Motion: Commissioner Walsh made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10951:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE MISSION BOULEVARD CONDOMINIUM CONVERSION TENTATIVE PARCEL MAP FOR THE SITE LOCATED AT 1740 – 1746 MISSION BOULEVARD (APN 182-310-022) - FILE NUMBER MJP05-051. The motion carried with the following vote:

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)
Noes: (1) (Poulsen)
Abstentions: (0)
Absent: (0) (Arendt)

Motion: Commissioner Walsh made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10952:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR MISSION BOULEVARD CONDOMINIUM CONVERSION - LOCATED AT 1740 -1746 MISSION BOULEVARD (APN 182-310-022) - FILE NUMBER MJP05-051. The motion carried with the following vote:

Ayes: (5) (Cisco, Faber, Gorin, Walsh, Bartley)
Noes: (1) (Poulsen)
Abstentions: (0)
Absent: (0) (Arendt)

11. CONTINUED PUBLIC HEARING (cont. from 5/11/06) - REZONE, TENTATIVE MAP AND CONDITIONAL USE PERMIT (SMALL LOT) FOR MAYETTE VILLAGE at 4352 Mayette Avenue to rezone .91 acres to the R-1-6 District and subdivide into 6 single family small lots - File No. MJP04-048

Ex parte communication disclosure: All Commissioners visited the site.

City Planner Blake Hillegas presented this application for rezoning to the R-1-6 District and Conditional Use Permit and Tentative Map to subdivide .91 acres into 6 single family small lots.

On April 13, 2006, the Planning Commission continued the item to the May 11, 2006 meeting at the request of the applicant. On May 11, 2006, the item was continued to a date uncertain to allow additional time for the applicant to respond to issues identified by staff.

The project has been revised by adding street trees on the west side of the public lane and "Hollywood driveways" for proposed homes on lots 1 and 3. Proposed conditions require that a City standard planter strip with street trees be installed on Mayette Avenue and it is recommended that the proposed 75 feet of contiguous sidewalk on the east side of the public lane be reduced to 30 feet.

The proposed Rezoning, Conditional Use Permit, and Tentative Map would allow a small lot single-family subdivision at 6.6 units an acre, consistent with the site's Residential, Low Density land use designation.

Jim Hummer of 2nd Street (representing the applicant) summarized the proposal and explained that the applicant proposes to utilize the existing sidewalk on Mayette Avenue and to plant trees the current two-foot planter strip as well as behind the sidewalk. He pointed out that staff's conditions would result in the removal of the magnolia tree.

Chairman Bartley opened the public hearing.

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

Discussion ensued relative to the architecture, the sidewalk alternatives and how they affect saving the trees and how they relate to City standards and the Design Guidelines.

The Planning Commission indicated support for the proposal and commended the project architecture. The Commission agreed that the Mayette Avenue sidewalk should be replaced to City standards so as to provide street trees within a planter strip and that, regarding the internal sidewalk along the public lane a contiguous sidewalk should be utilized adjacent to the magnolia tree on lot 2 in order to preserve the tree. The Commission encouraged the applicant to construct the driveway in such a way as to prevent the sidewalk from dipping down into the driveway access.

Motion: Commissioner Gorin made and Commissioner Poulsen seconded a motion to adopt **Resolution No. 10953:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE MAYETTE SUBDIVISION LOCATED AT 4352 MAYETTE AVENUE - ASSESSOR'S PARCEL NUMBER(S) 014-491-007 - FILE NUMBER MJP04-048. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Motion: Commissioner Gorin made and Commissioner Poulsen seconded a motion to adopt **Resolution No. 10954:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 4352 MAYETTE AVENUE TO THE R-1-6 DISTRICT - FILE NUMBER MJP04-048. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Motion: Commissioner Gorin made and Commissioner Poulsen seconded a motion to adopt **Resolution No. 10953:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A SMALL LOT CONDITIONAL USE PERMIT FOR THE MAYETTE AVENUE REZONING AND SUBDIVISION - LOCATED AT 4352 MAYETTE AVENUE - FILE NUMBER MJP04-048. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Motion: Commissioner Gorin made and Commissioner Poulsen seconded a motion to adopt **Resolution No. 10956:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE MAYETTE TENTATIVE MAP LOCATED AT 4352 MAYETTE AVENUE – FILE NUMBER MJP04-048, with the addition of condition 10 instructing that contiguous sidewalk shall be utilized adjacent to the magnolia tree on lot 2 in order to preserve the tree. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Chairman Bartley called a recess at 5:25 p.m., reconvening at 5:32 p.m.

12. PUBLIC HEARING - GENERAL PLAN AMENDMENT AND REZONE FOR LODGE OF PERFECTION NO. 11 AT 4711 Sonoma Highway to amend the General Plan Designation from Low Density Residential to Medium High Density Residential on a 1.32 +/- acre site - File No. GPAM06-006

Deputy Director Meredith introduced Consultant Planner Karen Mantele to the Planning Commission.

Consultant Planner Mantele reported that the applicant proposes to amend the General Plan land use designation from Low Density Residential to Medium High Density Residential for 1.32 +/- acres.

The applicant requests that the General Plan land use designation for the subject property be amended from Low Density Residential (2 – 8 units/acre) to Medium High Density Residential (18 – 30 units/acre).

Petaluma Ecumenical Properties (PEP), an affordable housing developer, seeks the amendment so that in the future they could develop an affordable senior housing project on the northerly 1.32 acre portion of the 4.14 acre site. A Tentative Map has been submitted to subdivide the 1.32 acre portion from the site but the map is still being reviewed by City staff for completeness.

Consultant Planner Mantele responded to questions and concerns of the Planning Commission:

- Prospect Avenue will be connected to Sonoma Avenue according to previously approved (but not yet constructed) small lot subdivision projects.
- It is not known that the nearby existing Scottish Rites building or learning center uses will intensify in the future.

The applicant representative indicated willingness to respond to questions.

Chairman Bartley opened the public hearing.

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

The Planning Commission indicated support for the proposal.

Motion: Commissioner Poulsen made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10957:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF A NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL OF PROPERTY LOCATED AT 4711 SONOMA HIGHWAY - FILE NUMBER GPAM06-001. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
 Noes: (0)
 Abstentions: (0)
 Absent: (1) (Arendt)

Motion: Commissioner Poulsen made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10958:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT FROM LOW DENSITY RESIDENTIAL TO MEDIUM HIGH DENSITY RESIDENTIAL FOR THE NORTHERN 1.32 +/- ACRE PORTION OF PROPERTY AT 4711 SONOMA HIGHWAY - FILE NUMBER GPAM06-001. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
 Noes: (0)
 Abstentions: (0)
 Absent: (1) (Arendt)

13. PUBLIC HEARING - GENERAL PLAN AMENDMENT AND REZONE FOR STONEBRIDGE at 950 South Wright Road to amend the General Plan designation of 9.49 acres from Public Institutional to Residential Medium Density and to change the zoning from PI (Public Institutional) to R-3-18 (Multifamily Residential) - File No. MJP06-024

Commissioner Faber abstained from this item and left the chamber during its discussion.

City Planner Gillian Hayes reported that the applicant proposes to amend the General Plan designation of 9.49 acres from Public Institutional to Residential Medium Density and to change the zoning from PI (Public Institutional) to R-3-18 (Multifamily Residential).

The General Plan has designated the subject site as Public Institutional consistent with the existing use of the site. While no specific proposal for development has been submitted, recent patterns of development in the vicinity indicate that residential development of the property would be feasible and appropriate (see attached area Pending Development Map included with packet materials). The Residential Medium Density (8-18 units per acre) designation is intended for single-family attached or multifamily projects. A medium density project at this location would be consistent with General Plan policies. Staff has not identified any major issues, and is recommending that the Planning Commission support the proposed Amendment and Rezoning.

Rich Waller of Santa Rosa (representing the applicant) indicated agreement with staff's report and recommendation. He stated that this application is a joint effort with Santa Rosa Christian School and indicated that it is an appropriate proposal for the community.

Chairman Bartley opened the public hearing.

Robin Jackson, member of the Wright Elementary School District stated that the District is actively looking for approximately 10 acres on which to locate a fourth school. He expressed opposition to the proposal because approval would eliminate a prospective school site. He read a statement from Paul Boyle, the School Board's attorney, also in opposition to the proposal.

Carolyn Dixon of Leddy Avenue asked whether the Naval Creek Alternative Study (authorized by the City Council in October of 2003) had been referenced in relation to this project. She expressed concern about the impact of new development on drainage to existing home and on the environment, including vernal pools and biological habitat.

Jim Paschal indicated agreement with Mr. Jackson's comments in opposition to the proposal.

Lois S. (last name not discernable) spoke in support of the proposal. She pointed out that denial of the proposal would not make the site available for the Wright Elementary

(or any other) School District because if the proposal is not approved, Santa Rosa Christian School would remain on the site.

Carl Ashley Smith of 1635 Tahoe Drive, advisor to the Board of Directors of Santa Rosa Christian School, spoke in support of the proposal and stated that the school has never entertained an offer—either formal or informal—from the Wright Elementary School District.

There being no one else wishing to speak, Chairman Bartley closed the public hearing.

Mr. Waller responded to questions and concerns of the Planning Commission and the public speakers:

- Regarding drainage: Future development would comply with City Engineering standards, which do not allow runoff to adjacent properties.
- A 'no-exempt' letter has been received from the Department of Fish and Game indicated that the site (because it is already developed) is not a California Tiger salamander habitat.

City Planner Hayes responded to concerns and questions of the Commission and public speakers:

- She spoke with the attorney for Wright School District had indicated to her in a phone call this morning that he was going to withdraw his concerns regarding this proposal due to information he had received regarding another school site.
- She displayed the General Plan graphic depicting current and proposed school sites, noting that it shows 3 potential school sites (represented by a schoolhouse icon). She pointed out that the graphic does not show a school icon on the subject site. The General Plan has provided an adequate number of potential school sites.
- The environmental and drainage concerns would be reviewed at time of submittal of a subdivision application.

Assistant City Attorney Wilson confirmed in response to a question from the Commission that the School District has the authority to exercise eminent domain. The redesignation of the site as proposed would likely increase the value of the property.

Discussion ensued relative to the use of the subject site, drainage concerns, the amount of land available for school sites, and the difficulty and expense of acquisition of land for schools. The Commission noted that a schoolhouse icon on the General Plan graphic does not guarantee that the land would be made available for a school.

The majority of Commissioners concurred that:

- Drainage concerns would be addressed during review of a future subdivision application for the site.
- Denial of this application would not provide a location for a public school.
- Residential development would benefit the Wright Elementary School District with the addition of property tax payers.

- Residential development of the site would also benefit the existing retail on Sebastopol Road.
- The proposal fits in with the vision of Sebastopol Road.

Although Commissioner Gorin was concerned about medium density development on the edge of the city and that the impact fees would not cover the cost of additional education facilities, she would support the project because it is located close to Highway 12 and would benefit the future mixed use along Sebastopol Road.

Commissioner Poulsen indicated opposition to the proposal because of the need for public institutional land and because he favors lower density development toward the edges of the City.

Motion: Commissioner Walsh made and Commissioner Cisco seconded a motion to adopt **Resolution No. 10959:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF A NEGATIVE DECLARATION FOR A GENERAL PLAN AMENDMENT AND REZONING FROM PUBLIC INSTITUTIONAL TO RESIDENTIAL MEDIUM DENSITY OF PROPERTY LOCATED AT 950 S. WRIGHT ROAD - FILE NUMBERS GPAM06-002 & REZ06-013 . The motion carried with the following vote:

Ayes: (4) (Cisco, Gorin, Walsh, Bartley)
 Noes: (1) (Poulsen)
 Abstentions: (1) (Faber)
 Absent: (1) (Arendt)

Motion: Commissioner Walsh made and Commissioner Cisco seconded a motion to adopt **Resolution No. 10960:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT FROM PUBLIC INSTITUTIONAL TO RESIDENTIAL MEDIUM DENSITY OF PROPERTY LOCATED AT 950 S. WRIGHT ROAD - FILE NUMBER GPAM06-002. The motion carried with the following vote:

Ayes: (4) (Cisco, Gorin, Walsh, Bartley)
 Noes: (1) (Poulsen)
 Abstentions: (1) (Faber)
 Absent: (1) (Arendt)

Motion: : Commissioner Walsh made and Commissioner Cisco seconded a motion to adopt **Resolution No. 10961:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 950 S. WRIGHT ROAD TO THE R-3-18 DISTRICT AND THE PROPERTY - FILE NUMBER REZ06-013. The motion carried with the following vote:

Ayes: (4) (Cisco, Gorin, Walsh, Bartley)
 Noes: (1) (Poulsen)
 Abstentions: (1) (Faber)
 Absent: (1) (Arendt)

Chairman Bartley called a recess at 6:37 p.m., reconvening at 6:44 p.m.

14. PUBLIC HEARING - GENERAL PLAN AMENDMENT FOR SANTA ROSA AVENUE AT 1275, 1287, 1295, 1345, 1355, 1375, 1385, 1425, 1429, 1435, and 1445 Santa Rosa Avenue to Change the General Plan land use designation for 6 acres from Residential Medium Density to Retail and Business Service - File No. GPAM06-005

City Planner Blake Hillegas presented this application to change the General Plan land use designation for 6 acres from Residential Medium Density to Retail and Business Service.

The subject 6 acre amendment area was converted from Retail and Business Service to Residential Medium Density during the 2002 General Plan update in order to boost the City's supply of Residential Medium Density Land. Since the adoption of the General Plan, the City has added an additional 25.88 acres of Medium Density land.

The conversion of 6.5 acres of Residential Medium Density land back to Retail and Business Service would achieve consistency with certain General Plan use policies by promoting the maintenance of viable commercial services and centers. The proposed land use change would not preclude the City from meeting General Plan housing goals because the City's inventory of Medium Density land has increased since the adoption of the General Plan.

Ron Allen (representing the applicants) indicated agreement with staff's report and recommendation and described the existing, thriving businesses on the subject sites. He believes that the best use of the subject sites are commercial, and that they are inappropriate for residential use.

Joel J. (last name not discernable), read a statement of support from the owner of 1425 through 1445 Santa Rosa Avenue.

Lauren Perotti, representing the property owners of 1533 Santa Rosa Avenue spoke in support of the proposal.

Rick Call, representing owners of 1275 Santa Rosa Avenue spoke in support of the proposal.

Marvin Cavallero spoke in support of the proposal.

Chairman Bartley opened the public hearing.

Kate Tokerud of Howard Street, member of the Santa Rosa Avenue Area Business Association, spoke in support of the proposal and noted that other commercial sites going north along Santa Rosa Avenue up to Sonoma Avenue are also designated as residential. She stated that City officials had told her that a General Plan Amendment would be initiated to address the other site.

Duane DeWitt of Roseland spoke in support for the proposal. He indicated that the sites were originally designated for residential uses in order to comply with State requirements.

Lawrence Amatore spoke in support of the proposal.

There being no one else wishing to speak, Chairman Bartley closed the public hearing. The Planning Commission indicated support for the proposal.

Motion: Commissioner Poulsen made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10962:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A NEGATIVE DECLARATION FOR THE SANTA ROSA AVENUE GENERAL PLAN AMENDMENT LOCATED ON SANTA ROSA AVENUE, NORTH OF BAKER AVENUE AND BETWEEN HIGHWAY 101 AND SANTA ROSA AVENUE- FILE NUMBER GPAM 06-005. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

Motion: Commissioner Poulsen made and Commissioner Gorin seconded a motion to adopt **Resolution No. 10963:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT CHANGING THE LAND USE DESIGNATION FOR 6.5 ACRES SITUATED ON SANTA ROSA AVENUE, NORTH OF BAKER AVENUE AND BETWEEN HIGHWAY 101 AND SANTA ROSA AVENUE, FILE NO. GPAM06-005. The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

15. PUBLIC HEARING - GENERAL PLAN AMENDMENT AND REZONE FOR BURBANK HOUSING WEST STEELE LANE APARTMENTS at 2045 West Steele Lane to amend the General Plan from light industrial to medium-high density residential and rezone from II to R-3-30 zoning district for a 2.36-acre project site comprised of two parcels - File No. MJP06-007

Consultant Planner Rick Hirsch presented this General Plan Amendment to Medium-High Density Residential and Rezone to R-3-30 Multi-Family Residential Zoning District.

Burbank Housing Development Corporation proposes to change the General Plan designation from Light Industry to Medium High Density Residential and to rezone from "IL" to "R-3-30" to accommodate a proposed 62-unit low income apartment development on two properties consisting of a total of 2.36 acres. The two parcels will be combined into one parcel as part of the project. The proposed project involves construction of low income and very low income multi-family apartments to serve low-income residents in need of housing in the northwest Santa Rosa area.

Consultant Planner Hirsch responded to questions and concerns of the Planning Commission:

- There was a previous approval on the site for a mini-storage in 2002, which was not constructed due to financial infeasibility according to the applicant.
- The owner of the northerly adjacent property was not willing to negotiate an easement for access.
- The owner of the parcel immediately abutting to the south of the project site (Empire Door Company) is not interested in being a part of this application.

Tom Kuhn, (representing the applicant) indicated agreement with staff's report and recommendation. He said that the property owner of 2049 West Steele Lane immediately to the south is not willing to sell at this time, but has indicated a possible future interest.

Chairman Bartley opened the public hearing.

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

Discussion ensued regarding the proposal.

The Planning Commission concurred in support for the establishment of low income housing and commended Burbank Housing for their work towards that end; however, the Commission indicated opposition to the proposal because it is landlocked and behind an industrial use in an already crime-prone area.

Motion: Commissioner Cisco made, and Commissioner Poulsen seconded, a motion to deny the proposal and schedule final action on the July 13, 2006 Planning Commission consent agenda.

The motion carried with the following vote:

Ayes: (6) (Cisco, Faber, Gorin, Poulsen, Walsh, Bartley)
Noes: (0)
Abstentions: (0)
Absent: (1) (Arendt)

16. PUBLIC HEARING - GENERAL PLAN AMENDMENT TO DELETE A SYMBOL INDICATING A PLANNED NEIGHBORHOOD PARK in the vicinity of 2280 and 2290 Dutton Avenue from General Plan Figure 6-1 (Park and Recreation) - File No. GPAM06-003

This item was continued to a date uncertain.

17. ADJOURNMENT

Chairman Bartley adjourned the meeting at 7:33 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 July 13, 2006.

PREPARED BY:



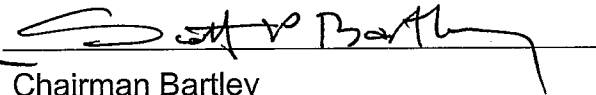
Tamara Taylor, Recording Secretary

ATTEST:

APPROVED BY:



Chuck Regalia, Executive Secretary



Chairman Bartley