

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, SEPTEMBER 22, 2016**

1. CALL TO ORDER AND ROLL CALL

Chair Cisco called the meeting to order at 4:00 p.m.

Commissioners present: Chair Cisco, Vice Chair Stanley, Crocker, Duggan, and Edmondson.

Commissioners absent: Dippel and Groninga

2. APPROVAL OF MINUTES

The Commission approved the September 8, 2016, Regular Meeting Minutes as submitted.

3. PUBLIC APPEARANCES

Duane DeWitt encouraged the Commission to increase efforts to involve the public early in the project planning process and for more transparency.

4. PLANNING COMMISSIONER'S REPORT –

Commissioner Duggan announced that she had been replaced on the Art in Public Places Committee by a Council appointee and that the Commission would no longer need to have a representative on that Committee.

Chair Cisco thanked Commissioner Duggan for her years of service on the Art in Public Places Committee.

Vice Chair Stanley announced an upcoming meeting with Urban 3 to be held on September 26, 2016, at 5:30 p.m. at TLCD offices in the Museum on the Square building.

Chair Cisco reported on the September 22, 2016, Waterways Advisory Committee meeting noting a review of a Canine Companions for Independence referral and project update for the Lower Colgan Creek Restoration.

5. DEPARTMENT REPORT –

Clare Hartman reported on planned items for the October 13th Commission meeting as follows:

1) briefing on Measures "O" and "N"

2) public hearing on Sonoma Academy

She also announced a joint study session with the Council on November 1st to review the Southeast Greenway preferred scenario. The regular meetings of November 10th and November 27th would be cancelled due to City offices being closed and that an alternate meeting date for November would be presented to the Commission.

Ms. Hartman encouraged Commissioners to attend the Urban 3 meeting and requested that members coordinate with her to allow for appropriate Brown Act meeting noticing if needed.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Edmondson noted he would abstain for item 10.

7. CONSENT - NONE

**8. PUBLIC HEARING — GROVE VILLAGE SUBDIVISION - MITIGATED
NEGATIVE DECLARATION, REZONING, CONDITIONAL USE PERMIT, AND
TENTATIVE MAP - ASSESSOR'S PARCEL NOS. 134-042-011, 134-042-017,
134-042-042, 134-042-043, AND 134-042-048 - FILE NO. MJP15-001**

This project proposes to rezone four of the five subject parcels from the RR-40 (Rural Residential) zoning district to the R-1-6 (Single-family Residential) zoning district, a Tentative Map to subdivide 18.56 acres into individual residential lots, and a Conditional Use Permit for a small lot subdivision to construct 136 single family homes, 21 of which will offer second dwelling units for a total of 157 homes.

Ex-Parte Disclosures: Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan and Edmondson visited the site. No new information was received.

Susie Murray - City Planner, provided the staff report and responded to questions from Commissioners.

Charity Wagner – Applicant Representative, made a presentation and responded to questions from the Commission.

PUBLIC HEARING

Chair Cisco opened the public hearing at 4:36 p.m.

Paul Kuhlman spoke in opposition to the project as he was told when he recently purchased his property that the land behind his home was protected due to tiger salamander.

Joyce Schumann spoke in opposition to the project due to construction, especially on Saturdays, the extension of Liscum routing traffic through her neighborhood and expressed concern about egress and if/where a traffic light would be placed.

Ms. Wagner responded to questions/concerns from the public and Commissioners.

Massoud Saberian – Supervising Engineer Traffic, responded to questions regarding traffic.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 4:40 p.m.

MOVED by Vice Chair Stanley and seconded by Commissioner Crocker to discuss the project generally **CARRIED** 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, and Edmondson voting Yes and Commissioners Dippel and Groninga absent).

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan **CARRIED** 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, and Edmondson voting Yes and Commissioners Dippel and Groninga absent) to waive reading of the text and adopt as amended as follows "updated Mitigated Negative Declaration to reflect current open space measurements as shown on the approved exhibits":

RESOLUTION NO. 11789 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR GROVE VILLAGE, A 136-UNIT SMALL LOT SUBDIVISION LOCATED AT ASSESSOR'S PARCEL NUMBERS 134-042-011, 134-042-017, 134-042-042, 134-042-043, AND 134-042-048 - FILE NUMBER MJP15-001

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan **CARRIED** 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, and Edmondson voting Yes and Commissioners Dippel and Groninga absent) to waive reading of the text and adopt:

RESOLUTION NO. 11790 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING FOR GROVE VILLAGE OF PROPERTY LOCATED AT ASSESSOR'S PARCEL NOS. 134-042-017, 134-042-042, 134-042-043, AND 134-042-048 FROM THE RR-40 (RURAL RESIDENTIAL) ZONING DISTRICT TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER MJP15-001

MOVED by Commissioner Vice Chair Stanley and seconded by Commissioner Duggan **CARRIED** 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, and Edmondson voting Yes and Commissioners Dippel and Groninga absent) to waive reading of the text and adopt:

RESOLUTION NO. 11791 ENTITLED: 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 GROVE VILLAGE - LOCATED AT ASSESSOR'S PARCEL NOS. 134-042-011, 134-042-017, 134-042-042, 134-042-043, AND 134-042-048 - FILE NUMBER MJP15-001

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan
CARRIED 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, and Edmondson voting Yes and Commissioners Dippel and Groninga absent) to waive reading of the text and adopt as amended as follows adding bullet item f. to condition # 9 “all tree protection measures shall apply to the tree located adjacent to the rear property line of 3048 Muledeer Lane” and amending condition 81 to replace language no net increase in stormwater runoff “There shall be no net increase in storm water runoff above and beyond calculated post development flows as determined as part of the analysis performed with the original design report for the Stony Point Road storm drain system”:

RESOLUTION NO.11792 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE GROVE VILLAGE TENTATIVE MAP LOCATED AT ASSESSOR’S PARCEL NOS. 134-042-011, 134-042-017, 134-042-042, 134-042-043, AND 134-042-048, FILE NUMBER MJP15-001

Chair Cisco recessed the meeting at 5:18 p.m. and reconvened at 5:24 p.m.

9. PUBLIC HEARING – AIM HIGH CULTIVATION – CONDITIONAL USE PERMIT – 3310 INDUSTRIAL DRIVE - APN 015-650-025 - FILE NO. CUP16-029

Aim High Cultivation is proposing to operate a medical cannabis commercial cultivation facility within an existing 12,110 sq. ft. building located at 3310 Industrial Drive in northwest Santa Rosa. The project would operate 24 hours per day, 7 days per week, with up to 10 employees. There would be no exterior changes to the existing building, which is currently in use as a retail tile store

Ex-Parte Disclosures: Chair Cisco had previously visited the site, Vice Chair Stanley and Commissioners Crocker and Edmondson visited the site. Commissioner Duggan noted she is familiar with the site and that she had spoken with Council Member Combs. No new information was received.

Clare Hartman – Deputy Director Planning, provided the staff report and responded to questions from Commissioners.

Brian Dombrowski – Applicant, responded to questions from Commissioners.

PUBLIC HEARING

Chair Cisco opened the public hearing at 5:45 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 5:45 p.m.

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan
CARRIED 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker,

Duggan, and Edmondson voting Yes and Commissioners Dippel and Groninga absent) to waive reading of the text and adopt:

RESOLUTION NO. 11793 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR AIM HIGH CULTIVATION FOR A MEDICAL CANNABIS CULTIVATION OPERATION, LOCATED AT 3310 INDUSTRIAL DRIVE; APN: 015-650-025 - FILE NUMBER CUP16-029

Commissioner Edmondson left the Chamber at 6:05 p.m.

10. PUBLIC HEARING – THE ARBORS SUBDIVISION – TENTATIVE MAP EXTENSION – 3500 LAKE PARK DRIVE – FILE NO. EXT16-0007

The proposal includes a one-year time extension for the previously approved Arbors Subdivision. The project includes the subdivision of a 5.69-acre parcel into 37 attached-single family residential lots with common areas.

Ex-Parte Disclosures: Chair Cisco and Commissioner Duggan visited the site when the item was previously presented to the Commission. Vice Chair Stanley and Commissioner Crocker visited the site. No new information was received.

Amy Nicholson – City Planner, provided the staff report.

PUBLIC HEARING

Chair Cisco opened the public hearing at 6:16 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 6:16 p.m.

MOVED by Vice Chair Stanley and seconded by Commissioner Duggan
CARRIED 4-0-1-2 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker, and Duggan voting Yes, Commissioner Edmondson abstained/recused and Commissioners Dippel and Groninga absent) to waive reading of the text and adopt:

RESOLUTION NO. 11794 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR TIME EXTENSION FOR THE PREVIOUSLY APPROVED ARBORS SUBDIVISION LOCATED AT 3500 LAKE PARK DRIVE, ASSESSOR'S PARCEL NUMBER: 173-270-005, FILE NUMBER: EXT16-0007

Commissioner Edmondson returned to the Chamber at 6:17 p.m.

RESOLUTION NO. 11794

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
GRANTING A ONE-YEAR TIME EXTENSION FOR THE PREVIOUSLY APPROVED
ARBORS SUBDIVISION LOCATED AT 3500 LAKE PARK DRIVE, ASSESSOR'S PARCEL
NUMBER: 173-270-005, FILE NUMBER: EXT16-0007

WHEREAS, on April 8, 2010, the Planning Commission, by Resolution Nos. 11518-11521, approved The Arbors Subdivision for the property located at 3500 Lake Park Drive. The project included a Mitigated Negative Declaration and applications for a Hillside Development Permit, Conditional Use Permit, and Tentative Map to subdivide the 5.69-acre parcel into 37 residential lots; and

WHEREAS, the expiration date for the Arbors Subdivision Tentative Map and associated entitlements remained valid until April 8, 2012; and

WHEREAS, Assembly Bill 208 extended the expiration of the Arbors Subdivision Tentative Map and associated entitlements to April 8, 2014; and

WHEREAS, Assembly Bill 116 extended the expiration of the Arbors Subdivision Tentative Map and associated entitlements to April 8, 2016; and

WHEREAS, on March 1, 2016, prior to the expiration of the Arbors Subdivision Tentative Map and associated entitlements, the subject time extension application was submitted to the Planning and Economic Development Department, requesting to extend the expiration of the Tentative Map and associated entitlements to April 8, 2017; and

WHEREAS, the Planning Commission has considered the request to extend the period for filing the final map for the Arbors Subdivision from April 8, 2016, to April 8, 2017; and

WHEREAS, there is no change of conditions that would preclude an extension of the Arbors Subdivision; and

WHEREAS, on April 8, 2010, the Planning Commission approved Resolution No. 11518, adopting a Mitigated Negative Declaration for the Arbors Subdivision, and the scope of the project remains unchanged and is consistent with the analysis of the environmental document, and there are no new circumstances or new information that would require further environmental review under the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Santa Rosa grants a one-year extension of time on the filing of the final map for the Arbors Subdivision, subject to the following conditions:

1. Comply with all conditions of Planning Commission Resolution No. 11521.

2. Condition #1 on Resolution No. 11521 shall be revised to state, "Compliance with the Development Advisory Committee (DAC) Report dated August 5, 2009, revised August 8, 2016, attached hereto as Exhibit A and incorporated herein."
3. Condition #10 on Resolution No. 11521 shall be added to state, "Compliance with all Mitigation Measures in The Arbors Mitigated Negative Declaration dated revised March 29, 2010."

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 22nd day of September, 2016, by the following vote:

AYES: (4) Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan

NOES: (0)

ABSTAIN/

RECUSED: (1) Commissioner Edmondson

ABSENT: (2) Commissioners Dippel and Groninga

APPROVED: _____


CHAIR

ATTEST: _____


EXECUTIVE SECRETARY

Exhibit A: DAC Report dated August 5, 2009, revised August 8, 2016

Exhibit A

FINAL

DEVELOPMENT ADVISORY COMMITTEE REPORT

August 5, 2009
revised August 8, 2016

THE ARBORS

Project Description

Subdivision of 5.69 acres into 37 lots and one common parcel.

LOCATION..... 3500 Lake Park Drive

APN.....173-270-005

GENERAL PLAN LAND USE.....Low Density Residential

ZONE CLASSIFICATION

EXISTINGPlanned Development

PROPOSED.....No change

OWNER/APPLICANTJack Chamberlain

Chamberlain Lake Park LLC

ADDRESS655 Skyway, Suite #230

San Carlos, CA 94070

FILE NUMBER MJP07-016/EXT16-0007

PROJECT PLANNERAmy Nicholson *AN*

PROJECT ENGINEER.....Larry Lackie *L*

Background

The project involves a Tentative Map, Conditional Use Permit, and Hillside Development Permit to allow subdivision of 5.69 acres into 37 lots and one common parcel. Design Review is also required for the attached residential units. An Initial Study/Mitigated Negative Declaration was prepared for the project and circulated for public review. The mitigations have been included as conditions of this report.

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 August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. Developer's engineer shall comply with all requirements of the City Standard Storm Water Mitigation Plan Guidelines dated June 2, 2005. Final Plans shall address the storm water quality and quantity along with a maintenance agreement or comparable document to assure continuous maintenance of the source and treatment.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received November 19, 2009:

Planning Conditions

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

RESERVE "A"						
RESERVE "B"		37				
	2016	2017	2018	2019	2020	2021

2. Tree Replacement: Protected trees to be removed must be replaced in accordance with Title 17-24.050(C) of the Municipal Code. Prior to Planning Division approval of the Improvement Plan or issuance of a Grading Permit, the developer shall provide a Tree Mitigation Plan Exhibit to the Planning Division with the following information in the form of a site plan plus table: 1) Number, size, and type of trees to be removed; 2) Total mitigation required; 3) Number, size, type, and location of trees to be planted on site; 4) Number, size, and type of trees to be planted off-site or provided in the form of an in-lieu donation; 5) Location and type of trees to be preserved during construction; 6) Tree Protection zones called out around trees proposed for preservation.

3. Tree Preservation: All trees called out as to be preserved on the Tentative Map shall be protected during construction in accordance with Title 17- 24.050(D) (1 through 6) of the Municipal Code. Tree protection zones and measures shall be called out on every sheet of the Improvement Plan involving work in the vicinity of any preserved tree.
4. If cultural resources are discovered during the Project construction (inadvertent discoveries), all work in the area of the find shall cease, and a qualified archaeologist and representatives of the culturally affiliated tribe shall be retained by the Project sponsor to investigate the find, and make recommendations as to treatment and mitigation of any impacts to those resources.
5. If human remains are encountered, all activity shall stop and the County Coroner must be notified immediately. All activity must cease until the County Coroner has determined the origin and disposition of said remains. The Coroner shall determine if the remains are prehistoric, and shall notify the State Native American Heritage Commission if applicable. Further actions shall be determined by the desires of the Most Likely Descendent.
6. The Public Improvement Plans and Building Plans shall contain the following note: "In the event that any remains of prehistoric or historic human activities are encountered during project-related activities, work in the immediate vicinity of the finds shall halt and the contractor shall immediately notify the project superintendent and the City of Santa Rosa liaison. Work shall not resume until a qualified archaeologist or historic archaeologist, as appropriate, approved by the City of Santa Rosa, has evaluated the situation and made recommendations for treatment of the resource, which recommendations are carried out. If human burials are encountered, the contractor must also contact the County Coroner.
7. During all on and off site construction work, the property owner shall implement the following dust control measures:
 - a. Water all active construction areas at least twice daily and more often during windy periods to prevent visible dust from leaving the site; active areas adjacent to windy periods; active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.
 - b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
 - c. Install wheel washers for all existing trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
 - d. Pave, apply water at least three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas.
 - e. Sweep daily (or more often if necessary) to prevent visible dust

from leaving the site (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites; water sweepers shall vacuum up excess water to avoid runoff-related impacts to water quality.

- f. Sweep streets daily, or more often if necessary (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
8. A note shall be placed on the Final Map requiring all residential development to ensure clearance (and subsequent maintenance) of fire-hazardous vegetation around structures. A minimum 30-foot clearance is required. The firebreak clearance requirement does not mean that sites must be cleared of existing healthy trees but does require a higher level of tree and brush maintenance.
9. All setback lines shall be shown on the information sheet of the final map.
10. The project shall comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All applicable fees, including but not limited to: Parks, Capital Facilities, Housing Allocation, Schools and Utility Connection/Demand must be paid prior to issuance of a building permit.
11. Construction hours shall be limited from 7 a.m. to 6 p.m. Monday through Friday and 9 a.m. to 5 p.m. Saturdays. No construction is permitted on Sundays or holidays. Construction equipment should be turned off when not in use and maintained in good operating condition. Construction staging areas should be located as far as practical from existing residential uses.
12. Design Review by the Design Review Board is required for all of the attached residential units. Final Design Review approval shall be obtained prior to issuance of a building permit.

Engineering Conditions

MAPPING / PARCEL AND EASEMENT DEDICATION

13. This project is proposed as a phased development. The common parcel is to be labeled as Parcel "A" on the final map and is to include all areas and improvements not contained within the individual property lines.
14. Vehicular access rights shall be dedicated to the City along the Lake Park Drive frontage except at the planned street entrances to the project and any

emergency access points that may be required but do not appear on the present plan.

15. This project is a common interest subdivision and will require a Home Owners Association to own and maintain all private improvements. Conditions Covenants and Restrictions are required to be included with the first plan check submittal for review and clearance by the City Attorney.
16. A 3 foot setback to structures for building code compliance is to be provided by granting to the Home Owners Association a 3 foot no build easement within the common area adjacent to the property lines where a distance of 3 feet cannot be provided on the individual lot. Reference to "structure" does not refer to those facilities that would normally be allowed within the 3 foot setback to a property line. This information shall be noted on the Supplemental map Sheet and further state that this requires an Application for Alternate Materials, Design and Methods of Construction to be approved by the Chief Building Official.
17. A Public Utility Easement, Public Water Easement, and Public Sewer Easement are to be dedicated to the City as one easement contained within the curb lines of Arbor Circle with an additional 10 foot wide Public Utility Easement dedicated to the City behind the curb lines.
18. Fill Slope easements for Lake Park Drive established by the Final Map of Nielsen Ranch, recorded in Bk 558 Pg 21, on Lot 5 are to be modified and quit claimed on "the Arbors" map to avoid encroachments by the new structure locations on Lots 1, 36 and 37.
19. This is a Phased Map, all easements required to complete the improvements such that each phase can be developed independently of the other are required to be included on the Final Map presented to the City for review and approval.

PUBLIC STREET IMPROVEMENTS

20. All public street and utility improvements are to be constructed with the first phase of development.
21. Improvements to Lake Park Drive shall consist of the removal and replacement to City Standards of sidewalk sections which have separated and heaved adjacent to the curb together with curb sections that have separated from the edge of pavement due to expansive material. New sidewalk and curb sections shall be constructed with a city standard moisture barrier behind the curb.
22. Traffic calming improvements are to be constructed on Lake Park Drive. The improvements shall consist of but not limited to a raised median at the westerly driveway connection of Arbor Circle and Lake Park Drive, and raised medians for the traffic circle and lane transitions together with necessary curb outs at Bell Vista Way. No traffic calming neck downs are to be installed east of Lots 36 and 37 as proposed on the tentative map. Effective traffic calming measures installed on Lake Park Drive will reduce the stopping sight distance requirements to a 25

miles-per-hour speed, 275 feet, for west bound traffic east of Bella Vista Way at the traffic circle of Arbor Circle east, and the driveway for Lots 36 and 37. Layout design of traffic circle and lane transitions are to be per the FHA publication "Roundabouts: Informational Guide" and as recommended by the City Traffic Engineer. All traffic calming improvements are to be constructed with the first phase of development.

23. The westerly intersection of Arbor Circle and Lake Park Drive is to be signed and posted as right turn only with a one way R6-1(right arrow) sign placed in the median opposite the driveway. A raised median is to be constructed to prohibit left turn movements onto Lake Park Drive. The raised median is to include a left turn pocket with a 2 car length stacking bay for access to Lot 7 of the Bicentennial Estates Subdivision. The median is to be designed with 15:1 tapers from to the centerline of Lake Park Drive reducing the travel lanes to 14 feet approximately from station 3+50 to 4+75. The medians and approach flares are to be filled and covered with a stamped concrete, or stamped asphalt pavement. The approach flares are to have a 3 foot radius curb return with City Standard 212, Traffic Markings Median Island Treatment.
24. Access to Lake Park Drive from the subdivision is to be through City Standard 250D (Alternate B) curb return driveways with a 25 foot curb return radius. Sidewalks are to transition through 20 foot radius reverse curves from contiguous to behind the driveway ramp then back to contiguous.

GRADING

25. This is a phased development. Design and construction of private and public improvements including sewer, water and storm drain improvements are required for the individual phases to be developed as stand alone projects independent of the other but to be extended for full build out. Public and private utility and drainage improvements to be extended with future phases are to be capped and temporary field inlets installed at phase lines. All offsite SUSMP best management practices improvements are to be constructed with the first phase.
26. Two copies of the Phase 1 Environmental Site Assessment shall be included with the submittal of the first plan check. 1 copy is to be submitted directly to the Fire Department and review fee paid, a copy of the receipt shall be submitted with the remaining copy to the Engineering Department. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and cleared the Phase 1 Study.
27. Fill slope areas identified as being heterogeneous fill in the Soils Report and which are being constructed upon will be required to be removed per the recommendations of the Soils Engineer and replaced with engineered fill or retaining walls when used for structural support of new fills, structures, slabs, and pavement as shown occurring on Lots 1, 36 and 37. The construction of new engineered fills are to protect and maintain existing subdrains not being removed

for the new fill construction and incorporate them into the subdrain system. Fill slope easements for Lake Park Drive may be reduced with the reconstruction of heterogeneous fill slopes for the roadway reducing the slope area and construction of retaining walls to replace need for engineered earthen roadway fills. Reduced public slope easements are to include the keyways of slopes or retaining walls when used in lieu of slope construction. The slope easement through Lots 36 and 37 may be abandoned within the limits of the engineered fill and retaining wall construction for the pads and driveway. Keyways of all engineered slopes are to include subdrains discharging to daylight and provided with cleanouts. No sliver fills are allowed. Record plans are to show cleanout locations located by survey.

28. Soil Creep areas identified on the tentative map and referenced in the stamped and signed RGH Soils Report dated May 18, 2005, and update letter of March 29, 2010, are to be repaired as recommended upon additional site investigation by the Soils Engineer with the First Phase of development. Prior to approval of plans for any slope repair work offsite, a letter of permission is to be obtained from the affected offsite property owner.
29. The fill slopes for Lake Park Drive are to be regraded and buttressed as necessary for the development of Lots 1, 36, and 37. All subdrains are to be relocated and cleanout locations adjusted to new grades and as recommended by the Soils Engineer. Fill slopes for Lake Park Drive are not to be landscaped.
30. No sliver fills are allowed. Fill slopes are to be keyed into hillside with subdrains outletting to daylight. Subdrains are to be surveyed in for placing on the record grading plans together with the location of all clean outs. Clean outs are to be "Y" connections or a variation that provides a sweep connection for future cleaning. No 90 degree bends are allowed for clean out access. The Final Soils Report is to be submitted to the City detailing the remedial work done and recommended maintenance program and use restrictions to protect against future slope failure. Maintenance and use restrictions will be the responsibility of the Home Owners Association to monitor and police
31. Retaining walls that are required for the common rough grading of the subdivision are to be owned and maintained by the Home Owners Association. Retaining walls crossing from common area over individual property lines are to remain common and are to be contained in maintenance and access easements that include but not be limited to the wall, foundation, and subdrain being granted to the Home Owners Association.
32. Retaining walls necessary for grading between individual properties in constrained areas where standard graded slopes are not practical are to be contained in a Maintenance and Access easement common to those properties. The easement is to contain but not be limited to the wall, foundation, subdrain system, and subdrain outlets. Retaining walls necessary for the establishment of graded pad areas for construction of common access and utilities serving 2 or more lots are to be owned and maintained by the Home Owners Association. Common retaining walls where contained on individual lots are to be in an easement containing the foundation and subdrain system granted to the

Homeowners Association. The retaining walls running between Lots 2 and 3, and Lots 4 and 5 are owned in common and covered with lot specific maintenance and access easement that includes the foundation, subdrain system, and subdrain outlets.

33. The developer's engineer shall comply with all requirements of the latest edition of the City Standard Urban Storm Water Mitigation Plan Guidelines. Final Public Improvement Plans shall incorporate all SUSMP Best Management Practices (BMP's) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Public Improvement Plans shall be accompanied by a maintenance agreement or comparable document to assure continuous maintenance in perpetuity of the SUSMP BMP's, and shall include a maintenance schedule. Perpetual maintenance of SUSMP Best Management Practices (BMP's) shall be the responsibility of one or more of the following:
- a. The individual homeowners fronting or owning these BMP's. Individual owners shall be responsible for performing and documenting an annual inspection of the BMP's on their respective properties. The annual reports shall be retained by the private property owner for a period of the latest five years, and shall be made available to the City upon request.
 - b. A Property Owners Association. If perpetual maintenance of these BMP's is through a Homeowner's Association or Property Owner's Association, the documents creating the Association and the Covenants, Conditions and Restrictions governing the Association shall be submitted to the City Attorney's Office and the Department of Community Development for review.
 - c. A special tax district for public BMP facilities.
 - d. An alternate means acceptable to the City of Santa Rosa.

After the SUSMP BMP improvements have been constructed, the developers Civil Engineer is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMP's is to be received by the City prior to acceptance of subdivision improvements.

34. Pipe trenching and backfill in slope areas and near retaining walls are to be as recommended and construction supervised by the Soils Engineer.
35. An outfall is to be constructed to discharge from Arbor Circle into the drainage swale from Lake Park Drive. The outfall is to be privately owned and maintained by the Home Owners Association and built to Sonoma County Water Agency Design Standard outlet with loose rock collar earth cover to fill rock voids for slope protection and rip rap erosion protection extending from the outfall invert to the Austin Creek channel. Prior to issuance of any grading permit by the City for

this subdivision all necessary permits from other agencies with jurisdiction for work in creeks and waters of the state are to be obtained and copies provided to the City.

36. No new stream outfalls or alterations to the streambed are expected but if needed they will likely require a permit from the North Coast Water Quality Control Board. Mitigation measures required by the Board may not be consistent with the approval of this map, which would require a re-application of the tentative map for approval with the new configuration. It is recommended that the applicant work closely with the Board and the City to achieve a mutually acceptable project.
37. A Homeowners Association is required for this subdivision and will be responsible to own and maintain the common parcel and improvements together with the SUSMP LID BMPs. Private SUSMP LID BMP improvements required by the Final SWMP to be contained on the individual properties are to be owned and maintained by the property owners and are to be inspected on an annual basis by the Home Owners Association. The Developer shall establish a backup alternative to provide the means acceptable to the City in the event the property owners by an election or other means of termination abrogate their maintenance responsibility. The backup alternative is to insure funding for the maintenance of the Common parcel, and SUSMP LID BMPs, into perpetuity and which is capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and the City Engineer and in place prior to approval of the final map and be noted on the information sheet of the Final Map.

TRAFFIC

38. Arbor Circle will be a private street. As such, there will be no maintenance or operations support provided by the Public Works Department. Signs indicating PRIVATE STREET are to be installed on both entrances to Arbor Circle. Enforcement of parking violations will be accomplished by the homeowners association addressed in the CC&R's and stipulate that violators will be towed. Signs that advise motorists of the tow away enforcement with a phone number to call to recover towed vehicles are to be installed on Arbor Circle. Arbor Circle will meet the definition of a residence district in California Vehicle Code section 515. Speed Limit 25 miles per hour signs should be installed at both entrances to Arbor Circle.
39. The City recently installed a double yellow centerline (Detail 23) on Lake Park Drive, east of Bella Vista Way. The double yellow centerline should be extended from Bella Vista Way traffic circle to the left turn island at Arbor Circle West.
40. Corner sight distance (7.5-second criteria) for 35 miles per hour is to be provided looking west for the westerly driveway connection onto Lake Park Drive regardless of any posted speed limit.

41. Lake Park Drive is to be posted for no parking on both sides along the project frontage for the parking circle and roadway width transition areas leading up to the traffic circle and in the area of the raised left turn median adjacent to the westerly driveway of Arbor Circle to Lake Park Drive. Signs calling out "slow reduced roadway" and "end of reduced roadway" are to be installed at the beginning of the lane reduction and at the end of the lane reduction.
42. Signing for the traffic circle on Lake Park Drive shall consist of City Standard 721 Traffic Marking Median with one way arrow in the traffic circle median facing oncoming traffic and W2-6 Circle Arrows with W16-12P Traffic Circle Placard installed 150 feet from the traffic circle facing oncoming traffic in all directions.
43. Arbor Circle west intersection with Lake Park Drive shall be signed as a controlled stop prior to crossing the sidewalk with a right turn only sign, Lake Park Drive shall be a free through at the intersection.
44. Prior to removing and salvaging any existing street lights and signal equipment the contractor shall contact Steve Kroeck, 543-3891, Street Maintenance Superintendent to identify that equipment to be salvaged and delivered to the Maintenance Yard Storage Area.

PRIVATE STREET/DRIVEWAY IMPROVEMENTS

45. Arbor Circle is to be a private street improved to minor street standards. Street improvements shall consist of 2 travel lanes, with a parking lane on one side, a planter strip on one side with a sidewalk behind the planter strip on the northerly side of the centerline, and a contiguous sidewalk on the southerly side maintaining a minimum 4 foot clearance around all obstacles and driveway locations. The roadway and sidewalk are to be contained in the common parcel owned and maintained by a Home Owners Association. See the Standard Conditions of Approval for dimensions.
46. The intersections of Lake Park Drive and Arbor Circle shall be graded to provide clear vision triangles in both directions. Embankments are to be graded to maintain a maximum height of 3 feet within the vision triangle.
47. Driveways for the individual residential clusters are to be contained in a 27 foot wide Public Utility Easement dedicated to the City. The driveways shall be a minimum of 20 feet wide with a uniform 2% cross slope from a concrete curb to curb and gutter and shall be covered by joint access and utility easements. The common drives shall access Arbor Circle through City Standard 250B driveway curb cuts, 24 foot wide cuts and then taper to 20 foot 20 feet past the sidewalk.

UTILITIES

48. For purposes of leak detection and maintenance access, no reinforced concrete may be designed over publicly maintained water or sewer facilities. Unreinforced concrete will be allowed under special circumstances such as crosswalks. Water

system valves must be located outside of the concrete area. (The entrances to Arbor Circle)

49. The addition of a traffic circle to the intersection creates issues for Utilities. No public water or sewer mains shall be under the circle island. The public water main shall be relocated out from under the island and curb and gutter.
50. A manhole on the private main serving lots 14- 21 is required to separate the public and private sewer systems, or if a public sewer main a turn around is required.
51. There is an existing water service shown off the main in Lake Park Drive near lot 18 and 35. Any existing water or sewer services that will not be used must be abandoned at the main per City Standards under an encroachment permit.
52. Where bio swales are required, meter boxes, cleanouts, fire hydrants, etc. must be located without conflict with the swales. Locations of infrastructure will be reviewed during plan check.
53. An Air and vacuum release valve is required at the high point of the water line in Arbor Circle if there is not a water service at this point.
54. Submit the square footage of each lot to determine sewer and water demand fees. The lot sizes should be listed on the information sheet of the Final Map.
55. An easement must be provided over public water and/or sewer mains where applicable (Arbor Circle is shown as private). The easement must be 20' wide if containing both water and sewer, or 15' wide if containing only water or sewer; or the width must be equal to twice the depth of the mains, whichever is greater. See Section 313.3 (c) of the Uniform Plumbing Code. Easements must be centered over the facility. Easements must be configured to encompass all publicly maintained appurtenances, such as water services, fire hydrants and sewer laterals. No structures may encroach on any Public water or sewer easement on, above, or below the surface of the ground. This includes footings of foundations or eaves from the roof of any adjacent structure. Trees may not be planted within 10' of a public sewer main. The City Utilities Department will not be responsible for repairs or replacement of landscaping in public sewer main easement (and shall be so noted on the Final Map).
56. Sewer relief valves will be required for any lots where the flood level rims of any house fixtures are below the elevation of the next upstream manhole cover. Refer to UPC, section 409a. The Final Map must be annotated with the lots required to have sewer relief valves.
57. Residential fire sprinklers are required with the development. The water lateral and meter must be sized to meet fire flow requirements.
58. The Improvement Plans must clearly identify all lots requiring pressure regulating valves (more than 80 psi static pressure at meter). The Final Map information sheet must also be annotated with this information.

59. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on October 27, 2015. Plans shall be submitted with the Building Permit application. Submit the following with the above mentioned plans: Maximum Applied Water Allowance (Appendix A) and Hydrozone Table (Appendix B).

Fire Conditions

60. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. See SRFD Information Bulletin 015 for details. Landscaping shall comply with the Defensible Space and Vegetation Management standards described in Fire Department Information Bulletin 052.
61. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Access roads shall be designed to current Fire Department standards: 20 feet wide clear minimum for structures two-stories or less in height. Dead-end private access roads more than 150 feet in length shall have an apparatus turn-around per current Fire Department standards. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards.
62. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the proposed fire hydrants shall be provided to the Fire Department for review and approval concurrent with submittal of Grading plans. Minimum required Fire Flow for this residential project is 1500 gpm with 20 psi residual in the main.
63. Traffic calming measures on private property are not approved as a part of this review. (speed bumps, humps, speed tables or undulations.)
64. Permanent fences or gates limiting vehicle access shall be approved by the Fire Department. Vehicle gates serving five or more dwelling units shall be equipped with strobe-actuated electric operators on both the ingress and egress sides. Egress actuators may be replaced with a magnetic detection loop. Gates shall fail to an unlocked condition in the event of power outage.
65. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
66. Access roads and water supplies for fire protection shall be installed and made serviceable prior to delivery, storage or construction of any combustible materials.

67. Separate and additional permits from the Fire Department will be required for installation of residential Fire Sprinkler Systems.

Parks and Recreation Conditions

68. The Developer shall provide a means acceptable to the City to fund the maintenance of the landscaped parcels into perpetuity through a special tax district, CC&R's, property owner's association, and/or other acceptable method. Parcel "A" shall not be conveyed or dedicated to the City. In the event the developer chooses a method of assuring perpetual maintenance which is subject to revocation by the property owners by an election or other means of termination, Developers shall establish a backup alternative which will be capable of automatically assuming the maintenance funding obligation in the event the primary method is no longer available. The documents creating the method for permanent maintenance and any necessary backup alternative(s) shall be subject to and have been approved by the City Attorney and The Director of Recreation and Parks and in place prior to approval of the final map. The landscaping improvement plans and standards for maintenance shall be subject to approval by the Department of Recreation and Parks.
69. The property owners and/or homeowner's association shall be responsible for the irrigation and maintenance existing trees, new landscape improvements, bioretention areas and common areas.
70. Street trees will be required and planted by the developer. Selection will be made from the city's approved master plan list and inspected by the Parks Division. Planting shall be done in accordance with the city *Standards and Specifications for Planting Parkway Trees*. Tree planting location shall be marked by Parks Division Tree Section personnel; contact (707) 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office (707) 543-3770. This declaration shall be added to the General Notes of the improvement plans.
71. Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.
72. Improvements to the pathway adjacent to Lot 37 shall be in compliance with the Americans with Disability Act.



CLARE HARTMAN
Deputy Director - Planning
Planning and Economic Development

11. PUBLIC HEARING – REZONING – CITYWIDE LODGING-HOTEL OR MOTEL LAND USE IN OFFICE COMMERCIAL (CO) ZONING DISTRICT – FILE NO. REZ16-001

The project includes a Zoning Code Text Amendment to Table 2-6 (Allowed Land Uses and Permit Requirements for Commercial Zoning Districts) of Chapter 20-23 (Commercial Zoning Districts) of the City Code, to allow the Lodging-Hotel or Motel Land Use within the (CO) Office Commercial Zoning District Citywide with the approval of a Minor Conditional Use Permit.

Amy Nicholson – City Planner, provided the staff report and responded to questions from Commissioners.

Public Hearing:

Chair Cisco opened the public hearing at 6:49 p.m.

Seeing no one wishing to speak, Chair Cisco closed the public hearing at 6:49 p.m.

MOVED by Commissioner Vice Chair Stanley and seconded by Commissioner Duggan **CARRIED** 5-0-2 (Chair Cisco, Vice Chair Stanley, Commissioners Crocker, Duggan, and Edmondson voting Yes and Commissioners Dippel and Groninga absent) to waive reading of the text and adopt:

Moved by Commissioner Duggan proposed amendment to add footnote regarding adjacency to residential properties. Motion failed for a lack of second.

RESOLUTION NO. 11795 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONING CODE AMENDMENT TO LAND USE TABLE 2-6 OF SECTION 20-23.030 (COMMERCIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS) - FILE NUMBER REZ16-001

12. ADJOURNMENT

Chair Cisco adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, October 13, 2016, at 4:00 p.m.

Approved on: November 17, 2016

APPROVED:


Clare Hartman, Executive Secretary