

**CITY OF SANTA ROSA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, JUNE 12, 2008**

1. 4:03:35 PM CALL TO ORDER  
Chairman Bartley called the meeting to order at 4:03 p.m.
2. ROLL CALL  
Commissioners present: Commissioners Caston, Cisco, Karsten, Walsh and Chairman Bartley  
Commissioners absent: Commissioner Duggan, Poulsen
3. 4:03:45 PM APPROVAL OF MINUTES  
The Minutes of May 8, 2008 were approved with revisions.
4. 4:04:51 PM PUBLIC APPEARANCES  
None
5. 4:05:14 PM DEPARTMENT REPORT  
Marie Meredith reported on the Study Session scheduled for July 10<sup>th</sup> at 3:00 p.m. and clarified that the topic is confined to non-conforming uses, vacant buildings, re-occupancy and achievement of the Station Area Plans specific vision.
6. 4:05:56 PM PLANNING COMMISSIONER'S REPORT  
Commissioner Cisco – reported on the meeting with Design Review Board's Chair and Vice-chair and staff to discuss issues on policies for design consultation. She would like to add this topic to the agenda tonight.

Commissioner Cisco made a motion and Commissioner Caston seconded to add Design Consultation Policy to the agenda after consent agenda.

The motion carried with the following vote:

AYES:	(5)	(Bartley, Caston, Cisco, Karsten, Walsh)
NOES:	(0)	
ABSTENTIONS	(0)	
ABSENT:	(2)	(Duggan, Poulsen)

7. 4:07:55 PM STATEMENTS OF ABSTENTION BY COMMISSIONERS  
Most will abstain from a portion of the CIP.
8. 4:08:12 PM CONSENT AGENDA  
Commissioner Cisco moved a motion and Commissioner Caston seconded to adopt the consent agenda approving the amendment to Resolution 11299 correcting the error by omitting/deleting/striking the following sentence: "the Negative Declaration as proposed reflects the Planning Commission's independent judgment and analysis."

The motion carried with the following vote:

AYES:	(5)	(Bartley, Caston, Cisco, Karsten, Walsh)
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NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (2) (Duggan, Poulsen)

4:08:46 PM Design Consultation item:

After discussion it was decided to end the current policy, as of now, and schedule a study session with Design Review Board to work out issues, probably at the end of summer or early fall.

Commissioner Cisco moved a motion and Commissioner Caston seconded to suspend the current policy on Design Consultation with the Design Review Board.

The motion carried with the following vote:

AYES: (5) (Bartley, Caston, Cisco, Karsten, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (2) (Duggan, Poulsen)

9. 4:10:17 PM PUBLIC HEARING – (CONTINUED FROM MAY 8, 2008) MITIGATED NEGATIVE DECLARATION AND TENTATIVE MAP – KAWANA VILLAGE – 1150, 1166 and 1310 Kawana Terrace – Application for a Mitigated Negative Declaration and Tentative Map for a 39-lot subdivision – File Number MJP05-040

Ex-Parte Disclosures:  
All members visited the site.

4:10:42 PM City Planner, Lori MacNab gave the staff report.

Commissioner Poulsen arrived during the staff report and stated that he had visited the site.

4:14:22 PM Applicant Ben Smith gave a presentation.

4:15:28 PM Applicant representative, Shaun Faber gave a presentation.

4:23:37 PM Public Hearing  
None

4:23:46 PM Commissioners discussion ensued:  
All commissioners expressed their support of the project.

4:26:09 PM Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve **Resolution 11313: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE KAWANA VILLAGE SUBDIVISION LOCATED AT 1150, 1166 AND 1310 KAWANA TERRACE, SONOMA COUNTY ASSESSOR'S PARCEL NO. 044-051-027, 019 AND 025 – FILE NUMBER MJP05-040**

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve  
**Resolution 11314:** 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 KAWANA VILLAGE – LOCATED AT 1150, 1166 AND 1310 KAWANA TERRACE – FILE NUMBER MJP05-040

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve  
**Resolution 11315:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING TWO HILLSIDE DEVELOPMENT PERMITS FOR KAWANA VILLAGE SUBDIVISION LOCATED AT 1150, 1166 AND 1310 KAWANA TERRACE, ASSESSOR'S PARCEL NUMBER(S) 044-051-027, 019, AND 025 – FILE NUMBER MJP05-040

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve  
**Resolution 11316:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE KAWANA VILLAGE TENTATIVE MAP LOCATED AT 1150, 1166 AND 1310 KAWANA TERRACE – FILE NUMBER MJP05-040

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

- 10 4:28:19 PM PUBLIC HEARING – REZONE, TENTATIVE MAP AND SMALL LOT CONDITIONAL USE PERMIT – AUBERGE DU SOLEIL NO. 2 SUBDIVISION – 2113 Dennis Lane – Application for rezone from Rural Residential (RR-20) to Single-Family Residential (R-1-6), Tentative Map and Small Lot Conditional Use Permit to subdivide one acre into eight lots, and construct seven single-family detached residences; the existing residence will remain on Lot 1 – File Number MJP07-028

Ex-Parte Disclosures:

Commissioner Walsh visited the site

Commissioner Cisco did not visit the site but has in the past.

Chairman Bartley stated that he, and most, did not go back and revisit.

Commissioner Poulsen visited the site and spoke with the applicant.

4:30:15 PM City Planner, Jessica Jones gave the staff report.

4:38:09 PM Bruce Aspinall, applicant representative gave a presentation.

4:42:25 PM Charlie Traboulsi, applicant representative responded to questions from the commission.

4:44:00 PM Public Hearing

None

4:44:15 PM Commissioners discussion ensued:

All expressed their support of the project.

Commissioner Walsh made a motion and Commissioner Cisco seconded to approve  
**Resolution 11317:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED AUBERGE DU SOLEIL NO 2 RECLASSIFICATION LOCATED AT 2113 DENNIS LANE – ASSESSOR’S PARCEL NUMBER(S) 059-010-012 – FILE NUMBER MJP07-028

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

Commissioner Walsh made a motion and Commissioner Cisco seconded to approve  
**Resolution 11318:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 2113 DENNIS LANE TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) DISTRICT – FILE NUMBER MJP07-028

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

Commissioner Walsh made a motion and Commissioner Cisco seconded to approve  
**Resolution 11319:** 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  
AUBERGE DU SOLEIL NO 2 – LOCATED AT 2113 DENNIS LANE – FILE NUMBER  
MJP07-028

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

Commissioner Walsh made a motion and Commissioner Cisco seconded to approve  
**Resolution 11320:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA APPROVING THE AUBERGE DU SOLEIL NO 2 TENTATIVE  
MAP LOCATED AT 2113 DENNIS LANE – FILE NUMBER MJP07-028

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

11. 4:48:02 PM PUBLIC HEARING – CONDITIONAL USE PERMIT AND DESIGN  
REVIEW – NORTHPOINT PARKWAY TMOBILE MONOPOLE TOWER – 1750 North  
Point Parkway – Application to install an 83-foot tall monopole with array panel antennas  
and associated equipment – File Number MNP08-013

Ex-Parte Disclosures:

All visited the site

Chairman Bartley visited the site, received a voicemail message from the applicant and had  
a brief telephone conversation.

4:49:13 PM City Planner, Gillian Hayes gave the staff report.

4:54:41 PM Applicant Alex Goetze of Team Mobile Wireless gave a presentation and  
requested a continuance to work out some of the issues.

4:58:03 PM Commissioners discussion took place regarding the applicant's request of a  
continuance.

Commissioner Walsh – supports a continuance.

Commissioner Caston – does not support a continuance

Commissioner Poulsen – does not support a continuance

4:59:15 PM Public Hearing

- Larry Goodwin – Deerpath Villas HOA – opposed.

5:00:05 PM Commissioners discussion ensued:

Commissioner Poulsen – opposed

Commissioner Caston – opposed

Commissioner Cisco – opposed

Commissioner Karsten – opposed

Commissioner Walsh – would support a continuance if the applicant was willing to explore another site.

Chairman Bartley - opposed

Commissioner Caston made a motion and Commissioner Poulsen seconded to deny the Conditional Use Permit - **Resolution 11321: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND DENYING A CONDITIONAL USE PERMIT FOR THE T-MOBILE CELL SITE TO INSTALL A 83-FOOT TALL MONOPOLE AND ASSOCIATED EQUIPMENT – LOCATED AT 1750 NORTHPOINT PARKWAY – FILE NUMBER MNP08-013**

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)

NOES: (0)

ABSTENTIONS (0)

ABSENT: (1) (Duggan)

Applicant wishes to state for the record “that the applicant has not been given adequate time to address the commission as for the set time.”

Recess

12. 5:16:47 PM PUBLIC HEARING – VESTING TENTATIVE MAP AND CONDITIONAL USE PERMIT – ART HOUSE – 620 7<sup>th</sup> Street – Application to subdivide 0.33 acres into a one lot condominium to allow development of a four-story mixed use building including 21 single-family attached residences and approximately 2000 square feet of commercial uses – File Number MJP07-043

5:17:01 PM Ex-Parte Disclosures:

Commissioner Caston stated he is very familiar with the site and has visited it multiple times

Commissioner Karsten also stated that he is very familiar with the site

Commissioner Poulsen visited the site

Commissioner Cisco visited the site

Commissioner Walsh visited the site

Chairman Bartley did not visit the site but has in the past

5:17:32 PM City Planner, Erin Morris gave the staff report.

5:28:03 PM Applicant Hugh Futrell gave a presentation.

5:36:17 PM Public Hearing

None

5:36:24 PM Commissioners discussion ensued:

All commissioners expressed their support of the project.

Commissioner Poulsen made a motion and Commissioner Caston seconded to approve  
**Resolution 11322:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND  
APPROVING A CONDITIONAL USE PERMIT FOR ART HOUSE – LOCATED AT  
620 7<sup>TH</sup> STREET – FILE NUMBER MJP07-043

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT: (1) (Duggan)

Commissioner Poulsen made a motion and Commissioner Caston seconded to approve  
**Resolution 11323:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA APPROVING THE ART HOUSE TENTATIVE MAP LOCATED AT  
620 7<sup>TH</sup> STREET – FILE NUMBER MJP07-043

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT (1) (Duggan)

13. 5:41:19 PM PUBLIC HEARING – ANNUAL REVIEW – FIVE YEAR CAPITAL  
IMPROVEMENT PROGRAM – Annual review of the Five-Year Capital Improvement  
Program draft (Beginning fiscal year 2008-2009) for consistency with the General Plan

5:41:49 PM City Planner Troy Eggleston gave the staff report.

5:45:34 PM Public Hearing  
None

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve  
**Resolution 11324:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA FINDING THAT THE DRAFT 2008-2009 CAPITAL  
IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SANTA ROSA GENERAL  
PLAN – FILE NUMBER ST07-002

The motion carried with the following vote:

AYES: (5) (Bartley, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (1) (Caston)  
ABSENT (1) (Duggan)

Commissioner Poulsen made a motion and Commissioner Caston seconded to approve  
**Resolution 11325:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA FINDING THAT THE DRAFT 2008-2009 CAPITAL  
IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SANTA ROSA GENERAL  
PLAN – FILE NUMBER ST07-002

The motion carried with the following vote:

AYES: (5) (Bartley, Caston, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (1) (Cisco)  
ABSENT (1) (Duggan)

Commissioner Poulsen made a motion and Commissioner Cisco seconded to approve  
**Resolution 11326:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA FINDING THAT THE DRAFT 2008-2009 CAPITAL  
IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SANTA ROSA GENERAL  
PLAN – FILE NUMBER ST07-002

The motion carried with the following vote:

AYES: (6) (Bartley, Caston, Cisco, Karsten, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (0)  
ABSENT (1) (Duggan)

Commissioner Cisco made a motion and Commissioner Walsh seconded to approve  
**Resolution 11327:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA FINDING THAT THE DRAFT 2008-2009 CAPITAL  
IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SANTA ROSA GENERAL  
PLAN – FILE NUMBER ST07-002

The motion carried with the following vote:

AYES: (5) (Bartley, Caston, Cisco, Karsten, Walsh)  
NOES: (0)  
ABSTENTIONS (1) (Poulsen)  
ABSENT (1) (Duggan)

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve  
**Resolution 11328:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA FINDING THAT THE DRAFT 2008-2009 CAPITAL  
IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SANTA ROSA GENERAL  
PLAN – FILE NUMBER ST07-002

The motion carried with the following vote:

AYES: (5) (Bartley, Caston, Cisco, Karsten, Poulsen)  
NOES: (0)  
ABSTENTIONS (1) (Walsh)  
ABSENT (1) (Duggan)

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve  
**Resolution 11329:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF SANTA ROSA FINDING THAT THE DRAFT 2008-2009 CAPITAL  
IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SANTA ROSA GENERAL  
PLAN – FILE NUMBER ST07-002



The motion carried with the following vote:

AYES: (5) (Bartley, Caston, Cisco, Poulsen, Walsh)  
NOES: (0)  
ABSTENTIONS (1) (Karsten)  
ABSENT (1) (Duggan)

14. 5:49:44 PM PUBLIC HEARING – CONDITIONAL USE PERMIT AND TENTATIVE MAP – LOS ROBLES CONDOMINIUMS – 1975 Cleveland Avenue – Application to allow residential land uses on property zoned CG General Commercial and subdivide 3.68 acres into a one-lot condominium subdivision including 102 residential units and common area – File Number MJP08-005

Ex-parte Disclosures:

All visited the site except Chairman Bartley who stated that he is very familiar with the site.

5:50:11 PM City Planner Erin Morris gave the staff report.

6:01:38 PM EDH Staff Jocelyn Lundgren responded to questions from the commission.

6:06:17 PM Applicant representative, Stuart Gruendl of Bay Rock gave a presentation.

6:15:22 PM Public Hearing

- Daniel Baum – 1945 Cleveland Ave. – opposed

6:17:57 PM Applicant responded to the public hearing.

6:18:39 PM Commissioner Karsten questioned the applicant regarding a continuance.

6:19:13 PM Commissioners discussion ensued:

Commissioner Cisco – opposed

Commissioner Caston – supports a continuance

Commissioner Walsh – supports a continuance

Commissioner Karsten – supports a continuance

Commissioner Poulsen – supports the project

Chairman Bartley – opposed

6:36:14 PM Further discussion took place between the commissioners regarding the specifics of supporting a continuance.

Commissioner Caston made a motion and Commissioner Walsh seconded to continue the project with the specific attention to possibly providing more open space with the intention of a residential only project.

6:45:05 PM Applicant invited into the discussion and asks for continuance of 102 residential project.

6:46:25 PM Marie Meredith stated the issue of timing and clarified that if there is a State mandated bill passed that grants a one year extension to all maps and the October date rolls

around and the project doesn't go forward with a final map the commission will be considering an extension which is a discretionary action for the 80-unit project and the commission would still have to make general plan consistency findings.

The motion carried with the following vote:

AYES: (4) (Caston, Karsten, Poulsen, Walsh)  
NOES: (2) (Bartley, Cisco)  
ABSTENTIONS (0)  
ABSENT (1) (Duggan)

15. PUBLIC HEARING – TENTATIVE MAP TIME EXTENSION AND CONDITIONAL USE PERMIT – MINOLA SUBDIVISION – 1112 & 1200 Hearn Avenue – Application to construct 66 single-family homes on a 6.4 acre site – file Number MJP04-023

Item was previously postponed to July 10, 2008

16. PUBLIC HEARING – TENTATIVE MAP TIME EXTENSION AND CONDITIONAL USE PERMIT – DUTTON MEADOW PHASE 1 – 2650, 2666 and 2685 Dutton Meadow – Application to construct 126 attached single-family homes on a 12-acre site – File Number MJP04-012

Item was previously postponed to July 10, 2008

17. 6:55:18 PM REPORT ITEM – WORK PLAN – BIG BOX GUIDELINES

6:55:33 PM Chuck Regalia presented the workplan.

7:05:36 PM There was discussion about zoning and landuse changes being appropriate but not to put zoning or general plan policy into design guidelines

7:08:43 PM Commissioner Walsh asks if City Council is going to consider any of the social or economic impact issues?

7:09:01 PM Chuck responded that the Community Impact Report was put on the City Council's emerging issues list.

7:13:39 PM Commissioner Cisco asked for clarification of bulleted item "establish guidelines that will continue to foster free enterprise by allowing for a diversity of options with strong direction."

Chairman Bartley stated that using language that is easier to understand would be helpful.

Commissioner Karsten also responded stating that one could build a big box and design it in such a way that given the fact that retail may change over a period of time so that instead of being built for a single type of user if market conditions change in twenty years that enough has been done to foster broad based thinking on how it could be developed.

7:16:00 PM Commissioner Walsh wants to add discussion about traffic.

7:16:41 PM Chairman Bartley reiterated that council wants these to be guidelines to help developers "make it happen"; he also questioned whether structured parking is realistic for a big box retailer, with our market, to pay for parking structures; doesn't feel the mix of vertical use buildings would be desirable; and in reference to connecting a grid street system, doesn't feel any neighborhood would want to be connected to a Costco, Walmart or Safeway.

7:21:22 PM There was further discussion about defining what a big box is. It was decided that more discussion should take place at the committee level and be brought back to the Planning Commission to weigh in on.

7:24:13 PM Commissioner Cisco asked how prohibitive might it be for "the large retail building should include multiple retail uses of varied square footage" if there's a space and a large retail entity wants that space, how much more room do they have to either compromising the space they wanted to include more varied retail – is this prohibitive or not prohibitive?

Chairman Bartley stated that current ongoing projects would not be affected.

7:26:21 PM Public Hearing

- Jessica Diaz – 829 St. Helena Avenue, Accountable Development Coalition – thanked the staff for their work and commented that the coalition had submitted a number of recommendations regarding landuse and design were incorporated into the workplan.

18. 7:27:06 PM ADJOURNMENT

Chairman Bartley adjourned the meeting at 7:27 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 24, 2008

PREPARED BY:

Anette Niewald  
Anette Niewald, Recording Secretary

ATTEST:

Chuck Regalia  
Chuck Regalia, Executive Secretary

APPROVED:

Scott P. Bartley  
Scott Bartley, Chairman