

RESOLUTION NO. 11181

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 KERRY RANCH I, II &
III TENTATIVE MAPS AND RECLASSIFICATION LOCATED AT 2181, 2191 & 2193
FRANCISCO AVENUE - ASSESSOR'S PARCEL NUMBER(S) 034-041-012, 034-022-001 &
002- FILE NUMBER MJP05-053

WHEREAS, the Environmental Coordinator has conducted an initial study on the possible environmental consequences of the proposed Kerry Ranch I, II & III projects, which study was initially completed September 5, 2007; and

WHEREAS, the study, in its final form, did not identify any significant effects on the environment which would result from the proposed project provided certain mitigation measures therein identified and listed were adopted and implemented; and

WHEREAS, the Environmental Coordinator, based on the Initial Study, determined that any potential environmental effects of the proposed project have been clearly mitigated by the identified mitigation measure to the point where no significant environmental effects would occur and the Environmental Coordinator, based upon this determination, prepared a Negative Declaration, subject to mitigating requirements, with respect to the environmental consequences of the subject project; and

WHEREAS, a notice of the preparation and the posting of the proposed Mitigated Negative Declaration was duly posted and given and comments from the public and interested persons were invited; and

WHEREAS, the Planning Commission of the City of Santa Rosa has reviewed and considered the environmental study, the findings and determination of the Environmental Coordinator, the proposed Mitigated Negative Declaration, the staff reports, oral and written, and the comments, statements, and other evidence presented by all persons, including members of the public, who appeared and addressed the Planning Commission at the public hearing held on , and all comments and materials submitted prior thereto; and

WHEREAS, the Planning Commission has before it all of the necessary environmental information required by the California Environmental Quality Act (CEQA) to properly analyze and evaluate any and all of the potential environmental impacts of the proposed project.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Santa Rosa, based upon the findings and the records and files herein, and the findings above made, hereby determines that the proposed Kerry Ranch Subdivisions and Rezone will not have a significant effect upon the environment if the mitigation measures listed and identified in the Mitigated Negative Declaration are implemented prior to development of the subject property,

and hereby recommends approval and adoption of the Mitigated Negative Declaration for the Kerry Ranch I, II & III projects.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on this 11th day of October, 2007, by the following vote:

AYES: (7) (Bartley, Caston, Cisco, Duggan, Karsten, Poulsen, Walsh)

NOES: (0)

ABSTENTIONS: (0)

ABSENT: (0)

APPROVED: Seth P. Bartley
CHAIRMAN

ATTEST: Charles J. Lyden
EXECUTIVE SECRETARY

RESOLUTION NO. 11183

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 KERRY RANCH I SUBDIVISION -
LOCATED AT 2181 FRANCISCO AVENUE - FILE NUMBER MJP05-053

WHEREAS, an application was filed with the Department of Community Development requesting the approval of a small lot Conditional Use Permit for Kerry Ranch I, to be located at 2181 Francisco Avenue, also identified as Sonoma County Assessor's Parcel Number(s) 034-041-012; 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 Planning Commission has considered the approved and adopted Mitigated Negative Declaration for this use and project; and

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 the Planning Commission approves and adopts the mitigation measures set forth in the Mitigation Monitoring Program dated September 11, 2007, and the Mitigation Monitoring Program and directs staff, as therein identified, to implement and complete the program;

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 Kerry Ranch I, to be located at 2181 Francisco Avenue, is approved subject to each of the following conditions:

1. Compliance with all conditions as specified by the Kerry Ranch I Tentative Map Resolution Number 11186.

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 11th day of October, 2007, by the following vote:

AYES: (7) (Bartley, Caston, Cisco, Duggan, Karsten, Poulsen, Walsh)
NOES: (0)
ABSTENTIONS: (0)
ABSENT: (0)

APPROVED: _____

CHAIRMAN

ATTEST: _____

EXECUTIVE SECRETARY

RESOLUTION NO. 11186

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
APPROVING THE KERRY RANCH I TENTATIVE MAP LOCATED AT 2181 FRANCISCO
AVENUE - FILE NUMBER MJP05-053

WHEREAS, an application has been submitted by Kerry Ranch LLC requesting approval of a tentative map of Kerry Ranch I, more particularly described as Assessor's Parcel Number(s) 034-041-012, dated September 25, 2007, and on file in the Office of the Department of Community Development; and

WHEREAS, the applicant was presented with the opportunity and did 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 25 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 approves and adopts the mitigation measures set forth in the Mitigation Monitoring Program dated September 11, 2007, and directs staff, as therein identified, to implement and complete the program.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa approves the Kerry Ranch I, Tentative Map dated September 25, 2007, and on file in the Department of Community Development, subject to the following conditions:

1. Compliance with the Development Advisory Committee Report dated August 29, 2007.
2. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
3. That the final map shall contain on its face: That building envelopes shall be considered as building setback lines.
4. 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.
5. 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.
6. The developer shall pay park fees in effect at the time the building permit is issued.
7. The developer 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.
8. That, prior to the approval of any final map, the applicant shall have obtained a rezoning of the subject property which conforms in all respects to the rezoning recommendation(s) contained in Planning Commission Resolution Number (to be inserted by secretary upon adoption of resolution).
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 11th day of October, 2007, by the following vote:

AYES: (7) (Bartley, Caston, Cisco, Duggan, Karsten, Poulsen, Walsh)
NOES: (0)
ABSTENTIONS: (0)
ABSENT: (0)

APPROVED: 
CHAIRMAN

ATTEST: 
EXECUTIVE SECRETARY

FINAL

DEVELOPMENT ADVISORY COMMITTEE REPORT

August 29, 2007
(Revised September 25, 2007)

KERRY RANCH I

Project Description

The project consists of a Zone Reclassification, Subdivision and Conditional Use Permit applications to rezone one parcel totaling 3.95 acres from OSC to R-1-6. The applicant also proposes to subdivide the property into 25 lots for single-family residential development and 12 second unit dwellings, while the Conditional Use Permit will allow lot sizes to range from 3,830 to 6,632 square feet. The project would take access from San Miguel Avenue, Francisco Avenue and a new street into the project site, along with an extension of Orleans Street easterly. City sewer and water services are proposed.

LOCATION.....2181 Francisco Avenue

APN.....034-041-012

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

ZONE CLASSIFICATION

EXISTINGOSC

PROPOSED.....R-1-6

APPLICANT/OWNERKerry Ranch, LLC

ADDRESS.....336 Bon Air Center
Greenbrae, CA 94904

OUTSIDE ENGINEERCivil Design Consultants

ADDRESS.....2200 Range Ave., #204
Santa Rosa, CA. 95403

FILE NUMBER.....MJP05-053

PROJECT PLANNERGillian Hayes

PROJECT ENGINEER.....Fred Browne

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Background

The application was filed on December 23, 2005.

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. Developer's engineer shall comply with all requirements of the City Standard Storm Water Mitigation Plan Guidelines (SUSMP) dated June 3, 2005. Final Plans shall address the storm water quality and quantity. The developer shall provide a means acceptable to the City to fund the maintenance of the detention pond into perpetuity through a special tax district, CC&R's, property owners association(s), and/or other acceptable method. The property 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 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 Departments of Public Works and Recreation and Parks.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received September 25, 2007:

PLANNING CONDITIONS

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

RESERVE "A"			12		
RESERVE "B"			25		
	2006	2007	2008	2009	2010

2. Prior to recordation of the Final Map, obtain all wetlands clearances, approvals, and/or permits. If the project has no wetlands, then no further action is needed. If the project has wetlands, the following conditions apply:
 - a. Advisement. The applicant, its successors, heirs, assigns or transferees are advised in writing that prior to the start of any construction this approval or permit may be subject to certain other clearances, approvals, permits, or authorizations by state and/or federal agencies.
 - b. Mitigation requirement. The City's approval or permit is valid only if the applicant, its successors, heirs, assigns or transferees, comply with the terms, conditions and mitigations set forth in any clearance, permit or approval except that any permit condition or mitigation that requires project redesign shall trigger a review by the City of Santa Rosa Director of Community Development to determine if the project as redesigned is consistent with the original approval. A project that the City determines is not consistent with the City approval shall not be granted subsequent entitlements, such as approval of improvement plans and final maps, but excluding grading or building permits of any type. Such a project would have to be resubmitted to the City and reviewed by the City as a new project, including the submittal of a new application and fees.
 - c. Power to stop work if violation occurs. Nothing in this approval shall prevent the City of Santa Rosa from exercising its power to stop work in instances where a violation of state or federal law is brought to the City's attention.
 - d. No building or grading permit of any type shall be issued by the City until a required federal or state, as applicable, clearance or authorization, with or without conditions, has been filed with the City.
3. 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."
4. 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.

5. Any new development shall obtain all applicable approvals and/or permits.
6. Construction hours shall be limited from 7 a.m. to 7 p.m. Monday through Friday and 8am to 6p.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.
7. Trees removed shall be replaced as required by the City's tree ordinance.

ENGINEERING CONDITIONS

PARCEL AND EASEMENT DEDICATION

1. The final map shall show a public storm drain and hydraulic maintenance easement over the private Parcel "A". The hydraulic maintenance is to be limited to the pipe structures leading into and out of the detention basin constructed within the Parcel "A" and shall be noted on the Information Sheet of the Final Map.

PUBLIC STREET IMPROVEMENTS

2. San Miguel Avenue shall be dedicated, improved and reconstructed to centerline as an Avenue Street Standard along the entire property frontage. Half width street improvements shall consist of an 26 foot pavement section and a 6 foot planter strip with a 5 foot sidewalk behind the planter. Total street section shall be 46 feet curb to curb consisting of an 8 foot parking lane, a 5 foot bike lane, two 10 foot travel lanes, a 5 foot bike lane, and an 8 foot existing parking lane. Half width street right-of-way shall be 32 feet with a 5.5 foot sidewalk easement within a 10.5 foot public utility easement.
3. Francisco Avenue shall be dedicated, improved and reconstructed to centerline as an Avenue Street Standard along the entire property frontage. Half width street improvements shall consist of a 20 foot pavement section and a 6 foot planter strip with a 5 foot sidewalk behind the planter. Total street section shall be 40 feet curb to curb (no parking along the west side and existing parking along the east side) consisting of a 5 foot bike lane, two 11 foot travel lanes, a 5 foot bike lane, and an 8 foot existing parking lane. Half width street right-of-way shall be 26 feet with a 5.5 foot sidewalk easement within a 10.5 foot public utility easement.
4. Orleans Street shall be dedicated and improved as a Minor Street along the entire project frontage. Half width street improvements for both sides of the street shall consist of a travel lane with a parking lane and a planter strip with a

sidewalk behind the planter strip. See the Standard Conditions of Approval for dimensions.

5. Street "A" shall be dedicated and improved as a Minor Street along the entire project frontage. Half width street improvements for both sides of the street shall consist of a travel lane with a parking lane and a planter strip with a sidewalk behind the planter strip. See the Standard Conditions of Approval for additional dimensions.
6. Improvements to San Miguel Avenue shall taper to an 18 foot pavement section at the west property boundary line using City Parking Bay Standard 213 modified for 8 foot parking with 20 foot equal radii in a minimum tangent length of 24 feet east from the west property boundary line. Unless the adjacent Tapestry Subdivision has installed improvements along San Miguel Avenue, improvements along San Miguel Avenue shall also include a temporary 4 foot minimum width asphalt walk from the westerly terminus of the sidewalk and connect to the existing 4 foot asphalt walk and dike that extends west along San Miguel Avenue
7. Improvements to Francisco Avenue shall include installing a "near side" without parking Bus Stop per City Standards 220 and 222 with a contiguous 8 foot minimum width sidewalk along the tangent section of the bus stop and taper northerly through the curve sections and a 6' wide x 10' long x 6" concrete shelter pad behind the sidewalk near the southerly end of the bus stop tangent section. Right-of Way along Francisco Avenue shall taper to be within 6 inches behind the contiguous sidewalk with a 7 foot by 11 foot shelter pad easement behind the right-of-way.
8. Improvements along Francisco Avenue shall also include a 4 foot minimum width asphalt walk with an asphalt dike painted white adjacent to the travel lane from the northerly terminus of the sidewalk and connect to the existing asphalt walk near the intersection of Delamere Avenue that extends westerly to the Jack London School.
9. Street barricades per City Standard 211 with a future through street sign per City Standard 206 shall be installed at both the end of Orleans Street and Street "A".
10. Sidewalk barricades per City Standard 236 shall be installed at the westerly end of San Miguel Avenue and at each side of both the end of Orleans Street and Street "A".
11. No Parking shall be posted along the west side of Francisco Avenue along the property frontage.
12. Improvement plans shall include a complete street lighting, signing and striping plan. Street lights shall be installed per City Standard 611 along San Miguel

Avenue and Francisco Avenue and per City Standard 615D Decorative Streetlight on all other interior streets. Signage shall include bike route signs on each side of Orleans Street and on the north dead-end section of Street "A".

TRAFFIC

13. Conduit and pull boxes shall be installed per City Standard for future traffic signal interconnect along San Miguel Avenue.

GRADING

14. Improvement Plans shall include design elements that implement the proposed project's Storm Water Mitigation Plan in accordance with the Standard Urban Storm Water Mitigation Plan Guidelines (SUSMP) dated June 3, 2005. The K factor of 1.17 per the Sonoma County Water Agency for this site area shall be used in the final SUSMP PLAN design. The City Engineer shall approve the final design elements
15. Lot to lot overland drainage flows are not allowed. A grading and drainage plan that includes the lots and associated SUSMP elements, if any, shall be submitted as part of the improvement plans. A grading permit is required for the subdivision improvements.

UTILITY DEPARTMENT

1. 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.
2. If residential fire sprinklers are required with the development, the water lateral and meter must be sized to meet fire flow requirements.
3. Standard condition to be placed on the project for water conservation:
Submit Landscape and irrigation plans in conformance with the Single Family Residential Landscape Policy adopted by the Santa Rosa City Council, Resolution No. 26690, on October 17, 2006. Submit Peak Month Water Use Estimate (Appendix A) and Certificate of Conformance (Appendix B). On landscape and irrigation plans, include the total planned square footage of planted areas for high water use plants (i.e.-turf, annuals and container plants); moderate water use plants (i.e.- ornamental trees, shrubs, ground covers, and perennials primarily irrigated by sprinklers); and low water use plants (i.e.- drought tolerant plants irrigated primarily through drip emitters). The planting plan must include specific plant names that fit in each category.

4. The 8" sewer main in "A" Street shall be installed at a minimum slope of 0.35% or as otherwise authorized by the City Utilities Department in order to provide gravity sewer service to the properties north of the Kerry Ranch subdivisions.
5. A fire flow test will be completed at the time of the tie in of the project to the City system. The fire flow must meet the requirement for the project before the project is accepted. The City will perform the fire flow test. The fee to have the test performed must be paid to the Utilities Department prior to the test being performed.

FIRE DEPARTMENT

1. Two copies of a Phase 1 Environmental Site Assessment shall be included with submittal of the first Engineering plan check. One 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 approved the Phase 1 study.
2. A Fire Flow Analysis showing calculated available fire flow at the new public fire hydrants shall be provided to the Fire Department for review and approval prior to submittal of Public Improvement plans. Minimum required Fire Flow for this single-family residential project is 1500 gpm with 30 psi residual in the main. If Fire Flow Analysis indicates that required fire flow is not available, public improvements shall include all necessary infrastructure for sprinklering future residential buildings and the following note shall appear on the Final Map: "All residential buildings constructed in this subdivision after recording of the Final Map shall be protected with automatic fire extinguishing (sprinkler) systems per Fire Department standards in effect at the time of building permit issuance."
3. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

RECREATION AND PARKS CONDITIONS

1. Street trees will be required and planted by the developer. Selection will be made by the city's approved master plan list and approved by the city's Parks 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 Parks Division Tree Section personnel. Contact Parks Division Tree Section at 543-3422. Copies of the master street tree list and the standards are available at the Parks Division Office, 543-3770.
2. 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 the effect at the time.

3. The developer shall provide a means acceptable to the City to fund the maintenance of the detention pond into perpetuity through a special tax district, CC&R's, property owners association(s), and/or other acceptable method. The property 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 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 Departments of Public Works and Recreation and Parks.

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 in 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.
- ☐ Continuance
- ☐ Denial – Major Reasons:
- ☐ Final action referred to the Planning Commission

Marie Meredith

MARIE MEREDITH
Deputy Director of
Community Development - Planning