

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, OCTOBER 11, 2007**

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

1. 3:59:47 PM CALL TO ORDER

Chairman Bartley called the meeting to order at 3:59 p.m.

2. 3:59:52 PM ROLL CALL

Commissioners present: Commissioners Caston, Cisco, Duggan, Karsten, Poulsen, Walsh, and Chairman Bartley.

Commissioners absent: None.

Staff Present: Marie Meredith, Deputy Director Community Development – Planning; Anette Niewald, Administrative Secretary; Vince Ewing, Assistant City Attorney.

3. 4:00:10 PM APPROVAL OF MINUTES

The minutes of September 27, 2007 were approved as revised.

4. 4:00:49 PM PUBLIC APPEARANCES

None

5. DEPARTMENT REPORT

None

6. 4:01:14 PM PLANNING COMMISSIONERS' REPORT

Commissioner Duggan attended the Bicycle Facilities Workshop put on by Public Works last week.

Commissioner Cisco attended the first quadrant community meeting for the updated Bike and Pedestrian Master Plan at Roseland School and expressed concern about the low turnout.

Chairman Bartley also attended the seminar and thanked Jason Nutt for inviting the boards and commission members to attend. He also reported on recent City Council meetings that he attended stating that the Council supported the Commission on the Wright Road Gas Station Appeal by denying the appeal and that the Station Area Plan was approved with a couple of modifications regarding Imwalle Gardens, affordable housing and bike parking.

7. 4:05:54 PM STATEMENTS OF ABSTENTION BY COMMISSION MEMBERS

Commissioner Poulsen will abstain from Items 9 and 10 as he owns property within 500 feet of these projects.

8. CONSENT AGENDA

None

Commissioner Poulsen exited the chambers at this time.

9. 4:06:21 PM **REPORT ITEM – SONOMA AVENUE BIKE LANES** – In December 2006, the City hired W-Trans to conduct an analysis and prepare an Initial Study to install Class II bicycle lanes along both sides of Sonoma Avenue from Santa Rosa Avenue to Summerfield Road. Sonoma Avenue is included in the City's General Plan and the Bicycle and Pedestrian Master Plan as having Class II bicycle lanes.

Nancy Adams, Transportation Planner from Public Works gave the staff report.

4:17:48 PM Commissioner's discussion.

4:26:37 PM Public Hearing

The following individuals spoke:

- Christine Culver, Executive Director of the Sonoma County Bicycle Coalition – supports but also expressed a couple of concerns.
- Cindy Hayes, 3216 Sonoma Avenue – expressed concern about parking.

4:32:07 PM Public Hearing closed

10. 4:32:15 PM **PUBLIC HEARING – TENTATIVE MAP TIME EXTENSION – BEAVER STREET CONDOMINIUM CONVERSION** – 431 Beaver Street – One year time extension for a Tentative Map to convert 3 office spaces located on the ground floor to office condominiums to allow for separate ownership; the 34 residential units would remain as apartments – File Number MAJ04-041

Ex Parte disclosures:

- Commissioner Caston – visited the site.
- Commissioner Karsten – visited the site.
- Commissioner Cisco – visited the site.
- Commissioner Walsh – visited the site.
- Commissioner Duggan – visited the site and also worked in the building.
- Chairman Bartley – did not visit the site but was familiar with it.

City Planner, Wes McCullough gave the staff report.

Commissioner Cisco moved a motion and Commissioner Walsh seconded to approve **Resolution 11180: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE BEAVER STREET CONDOMINIUM CONVERSION LOCATED AT 431 BEAVER STREET – FILE NUMBER MJP04-041**

The motion carried with the following vote:

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

Commissioner Poulsen entered the chambers at this time.

11. 4:34:54 PM **PUBLIC HEARING – REZONING, TENTATIVE MAP AND SMALL LOT CONDITIONAL USE PERMIT – KERRY RANCH I, II, & III – 2181, 2191 & 2193 Francisco Avenue – Rezone from the OSC (Open Space Conservation) District to the R-1-6 (Single Family Residential) District, three Tentative Maps to subdivide 14.64 acres into 95 single family lots and 41 second unit dwellings and a Small Lot Conditional Use Permit to reduce lot size under 6,000 square feet – File Number MJP05-053**

Ex Parte disclosures:

- Commissioner Caston visited the site, toured the neighborhood and spoke with advocates one of which was the housing advocates who had concerns with some of the new content. He also spoke with the applicant and consultants.
- Commissioner Karsten visited the site, met with applicant and applicant's consultant.
- Commissioner Poulsen visited the site, met with applicant and consultants
- Commissioner Cisco - visited the site, met with applicant and applicant's consultant.
- Commissioner Walsh – visited the site, met with applicant and applicant's consultant.
- Commissioner Duggan – visited the site, met with applicant and applicant's consultant.
- Chairman Bartley – visited the site, met with applicant and applicant's consultant.

City Planner, Gillian Hayes gave the staff report.

4:41:46 PM Questions from the commissioners.

City Planner, Gillian Hayes responded to the question of the reimbursement agreement stating that similar to the previous projects, Tapestry and Wildflower, that it is staffs recommendation that the Commission does not condition the project to be included in the Fulton Road reimbursement agreement.

Harvey Rich, Developer of Kerry Ranch responded to questions from the commissioners.

Jason Nutt, Public Works Traffic Engineer also responded to questions.

4:46:51 PM Applicant Representative, Bruce Aspinall gave a presentation.

5:01:31 PM Dick Hunt of Hunt Hale Jones Architects gave a presentation.

5:08:33 PM Commissioners question the applicant.

5:09:50 PM Public Hearing

The following individuals spoke:

- Marsha Chevalier, 2252 Dancing Penny Way – spoke with concerns and would like conditions included before approval. 5:14:18 PM
- Jack Swearingen, 2255 Dancing Penny Way – spoke with concerns and would like conditions included before approval. 5:17:33 PM
- Jim Wilkinson, 542 Humboldt Street – spoke in opposition. 5:21:43 PM
- Christine Culver, Sonoma County Bicycle Coalition – spoke in support of the bike lanes that are being proposed with this project. 5:23:48 PM
- Al Petrie, 2188 Francisco Avenue – spoke in supporting a condition for the continuous bike path.

5:26:41 PM Public Hearing closed

Applicant responded to the Public Hearing.

City Planner, Gillian Hayes responded to the Public hearing 5:29:54 PM

5:31:28 PM City Engineer, Tony Cabrera responded to the question concerning right of way.

5:32:58 PM Commissioners discussion ensued:

All commissioners were in support of the project.

5:52:08 PM

Commissioner Walsh moved a motion and Commissioner Poulsen seconded to approve **Resolution 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**

The motion carried with the following vote:

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

NOES: (0)

ABSTENTIONS: (0)

ABSENT: (0)

Commissioner Walsh moved a motion and Commissioner Poulsen seconded to approve **Resolution 11182: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 2181, 2191 & 2193 FRANCISCO AVENUE TO THE R-1-6 DISTRICT, ASSESSOR'S PARCEL NUMBER(S) 034-041-012, 034-022-001 & 002 – FILE NUMBER MJP05-053**

The motion carried with the following vote:

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

Commissioner Walsh moved a motion and Commissioner Poulsen seconded to approve
Resolution 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

The motion carried with the following vote:

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

Commissioner Walsh moved a motion and Commissioner Poulsen seconded to approve
Resolution 11184: 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 II SUBDIVISION LOCATED AT 2191 FRANCISCO AVENUE – FILE NUMBER MJP05-053

The motion carried with the following vote:

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

Commissioner Walsh moved a motion and Commissioner Poulsen seconded to approve
Resolution 11185: 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 III SUBDIVISION LOCATED AT 2193 FRANCISCO AVENUE – FILE NUMBER MJP05-053

The motion carried with the following vote:

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

Commissioner Walsh moved a motion and Commissioner Poulsen seconded to approve
Resolution 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

The motion carried with the following vote:

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

Commissioner Walsh moved a motion and Commissioner Poulsen seconded to approve
Resolution 11187: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF SANTA ROSA APPROVING THE KERRY RANCH II TENTATIVE MAP LOCATED
AT 2191 FRANCISCO AVENUE – FILE NUMBER MJP05-053

The motion carried with the following vote:

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

Commissioner Walsh moved a motion and Commissioner Poulsen seconded to approve
Resolution 11188: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF SANTA ROSA APPROVING THE KERRY RANCH III TENTATIVE MAP LOCATED
AT 2193 FRANCISCO AVENUE – FILE NUMBER MJP05-053

The motion carried with the following vote:

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

5:56:19 PM Recess

12. 6:03:24 PM **PUBLIC HEARING – SMALL LOT SUBDIVISION, CONDITIONAL USE
PERMIT, TENTATIVE MAP AND HOUSING ALLOCATIONS – MIDDLE RINCON
SUBDIVISION – 117 Middle Rincon Road – Small Lot Subdivision of an existing
0.91 acre site into 6 lots for single family residential homes – File Number MJP06-
047**

Ex-Parte disclosures:

- All visited the site

City Planner, Noah Housh gave the staff report.

6:08:36 PM Elizabeth Fisher, owner of the property gave a brief presentation.

6:08:59 PM Public Hearing

None

6:09:07 PM Commissioner's discussion ensued:

All commissioners were in agreement that the project was dominated by concrete, more onsite parking was needed and that a more detailed landscape plan was needed as well as providing more attention in varied elevations of the architecture.

Commissioner Caston moved a motion and Commissioner Cisco seconded to continue Middle Rincon Subdivision for redesign to a date uncertain.

The motion carried with the following vote:

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

NOES: (0)

ABSTENTIONS: (0)

ABSENT: (0)

13. 6:23:45 PM **PUBLIC HEARING – ZONING VARIANCE – BENNETT VALLEY GOLF COURSE – 3330 Yulupa Avenue – Application for a Zoning Variance to allow the extension of the existing 35-foot tall driving range poles and netting to a height of 50-feet to protect golf course patrons and the public from stray driving range golf balls – File Number ZV07-015**

Ex-parte:

- All visited the site

6:24:34 PM City Planner Noah Housh gave the staff report.

6:27:06 PM Questions from the commissioners

6:27:51 PM Public Hearing

None

6:28:06 PM

Commissioner's discussion ensued:

Commissioner Poulsen moved a motion and Commissioner Cisco seconded to approve **Resolution 11189: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A ZONING VARIANCE TO ALLOW THE EXTENSION OF THE BENNETT VALLEY GOLF COURSE DRIVING RANGE SAFETY NETTING TO 50 FEET IN HEIGHT LOCATED AT 3330 YULUPA AVENUE, SANTA ROSA, ASSESSOR'S PARCEL NUMBER 147-160-001 – FILE NUMBER ZV07-015**

The motion carried with the following vote:

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

NOES: (0)


ABSTENTIONS: (0)

ABSENT: (0)

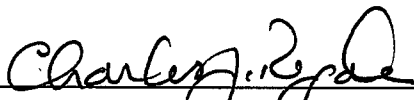
14. 6:31:59 PM ADJOURNMENT

Chairman Bartley adjourned the meeting at 6:31 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 October 25, 2007.

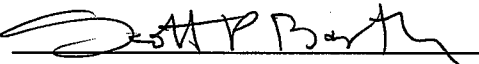
PREPARED BY:


Anette Niewald, Recording Secretary

ATTEST:


Chuck Regalia, Executive Secretary

APPROVED:


Chairman Bartley