



# City of Santa Rosa

City Hall, Council Chamber  
100 Santa Rosa Ave  
Santa Rosa, CA

## Planning Commission Regular Meeting Minutes - Draft

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Thursday, February 22, 2018

4:00 PM

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### 1. CALL TO ORDER

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

### 2. ROLL CALL

**Present** 7 - Commissioner Patti Cisco, Chair Casey Edmondson, Commissioner Vicki Duggan, Commissioner Curtis Groninga, Commissioner Julian Peterson, Commissioner Karen Weeks, and Commissioner Akash Kalia

### 3. APPROVAL OF MINUTES

3.1 February 8, 2018. Regular Minutes.

Approved as submitted.

### 4. PUBLIC COMMENTS

None.

### 5. PLANNING COMMISSIONERS' REPORT

Chair Edmondson acknowledged Patti Cisco for her time and dedication as the Planning Commission Chair. Multiple Commissioners spoke regarding their admiration and appreciation for her service in the position.

5.1 Election of Vice Chair.

**A motion was made by Commissioner Cisco, seconded by Commissioner Duggan, to nominate Karen Weeks for the position of Vice Chair. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Cisco, Chair Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson, Commissioner Weeks and Commissioner Kalia

### 6. DEPARTMENT REPORTS

Staff commended Patti Cisco for her outstanding service and welcomed Casey Edmondson and Karen Weeks to their new roles.

Presented by Clare Hartman, Planning Deputy Director.

## **7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

Chair Edmondson will be abstaining from item 8.1.

Assistant City Attorney Crocker also abstained from item 8.1.

## **8. PUBLIC HEARINGS**

**8.1\*** THE ARBORS - PLANNING PROJECT - 3500 LAKE PARK DR -  
PRJ17-012

BACKGROUND: SUBDIVIDE 5.69 ACRES INTO 37 HILLSIDE  
SINGLE-FAMILY LOTS

Susie Murray, City Planner

Ex Parte Disclosures: None.

Vice Chair Weeks opened and closed the Public Hearing at 4:19  
p.m.

The Applicant answered questions from the commission.

**A motion was made by Commissioner Duggan, seconded by  
Commissioner Cisco, to waive reading of the text and adopt:**

**RESOLUTION NO. 11879 ENTITLED: RESOLUTION OF THE PLANNING  
COMMISSION OF THE CITY OF SANTA ROSA GRANTING THE SECOND  
ONE-YEAR EXTENSION OF TIME FOR THE ARBORS SUBDIVISION,  
EXTENDING THE EXPIRATION DATE TO APRIL 8, 2018, FOR THE  
PROPERTY LOCATED AT 3500 LAKE PARK DRIVE - FILE NUMBER  
PRJ17-012.**

**The motion carried by the following vote:**

**Yes:** 6 - Commissioner Cisco, Commissioner Duggan, Commissioner  
Groninga, Commissioner Peterson, Commissioner Weeks and  
Commissioner Kalia

**Abstain:** 1 - Chair Edmondson

**A motion was made by Commissioner Duggan, seconded by Commissioner Cisco, to waive reading of the text and adopt:**

**RESOLUTION NO. 11880 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING THE THIRD ONE-YEAR EXTENSION OF TIME FOR THE ARBORS SUBDIVISION, EXTENDING THE EXPIRATION DATE TO APRIL 8, 2019, FOR THE PROPERTY LOCATED AT 3500 LAKE PARK DRIVE - FILE NUMBER PRJ18-006.**

**The motion carried by the following vote:**

**Yes:** 6 - Commissioner Cisco, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson, Commissioner Weeks and Commissioner Kalia

**Abstain:** 1 - Chair Edmondson

**8.2\* ART HOUSE VESTING TENTATIVE MAP EXTENSION - EXTENSION REQUEST - 620 SEVENTH STREET - PRJ17-037 & EXT17-0046**

BACKGROUND: THIS IS A REQUEST FOR A 12-MONTH TIME EXTENSION FOR THE PREVIOUSLY APPROVED ART HOUSE VESTING TENTATIVE MAP, WHICH WILL EXTEND THE EXPIRATION DATED TO JUNE 12, 2018. THE APPROVED PROJECT PROPOSES A FOUR-STORY, MIXED-USE BUILDING THAT INCLUDES A MAJOR SUBDIVISION THROUGH A VESTING TENTATIVE MAP. THE VESTING TENTATIVE MAP PROPOSES A ONE LOT CONDOMINIUM SUBDIVISION THAT WOULD INCLUDE 21 RESIDENTIAL UNITS, TWO GROUND-FLOOR COMMERCIAL SPACES TOTALING APPROXIMATELY 2,000 SQUARE FEET, AND A COMMON AREA THAT INCLUDES THE PARKING GARAGE WITH 17 PARKING SPACES.

Aaron Hollister, Planning Consultant.

Ex Parte Disclosures: None.

Applicant made a brief presentation.

Chair Edmondson opened and closed the Public Hearing at 4:33 p.m.

**A motion was made by Commissioner Cisco, seconded by Commissioner Duggan, to waive reading of the text and adopt:**

**RESOLUTION NO. 11881 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR ART HOUSE, A VESTING TENTATIVE MAP SUBDIVISION LOCATED AT 620 7TH STREET, SANTA ROSA – ASSESSOR'S PARCEL NUMBER 009-025-011 – FILE NUMBER EXT17-0046.**

**The motion carried by the following vote:**

**Yes:** 7 - Commissioner Cisco, Chair Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson, Commissioner Weeks and Commissioner Kalia

**8.3\*** KERRY RANCH I TENTATIVE MAP EXTENSION - EXTENSION REQUEST - 2181 FRANCISCO AVENUE - PRJ17-054, EXT16-0031, EXT17-0060

BACKGROUND: THIS IS A REQUEST FOR TWO 12-MONTH TIME EXTENSIONS FOR THE PREVIOUSLY APPROVED KERRY RANCH I TENTATIVE MAP, WHICH WILL EXTEND THE EXPIRATION DATED TO DECEMBER 4, 2018. THE APPROVED PROJECT WILL SUBDIVIDE A 3.95-ACRE PARCEL INTO 25 SINGLE-FAMILY LOTS AND WILL CONSTRUCT 25 SINGLE-FAMILY RESIDENCES AND 12 SECOND-UNIT DWELLINGS.

Aaron Hollister, Planning Consultant

Ex Parte Disclosures: None.

The Applicant made a brief presentation.

Chair Edmondson opened and closed the Public Hearing at 4:45 p.m.

**A motion was made by Commissioner Duggan, seconded by Commissioner Cisco, to waive reading of the text and adopt:**

**RESOLUTION NO. 11882 ENTITLED: RESOLUTION OF THE PLANNING**

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**COMMISSION OF THE CITY OF SANTA ROSA GRANTING FIRST ONE-YEAR EXTENSION OF TIME FOR KERRY RANCH 1, A SUBDIVISION LOCATED AT 2181 FRANCISCO AVENUE, SANTA ROSA – ASSESSOR’S PARCEL NUMBER 034-041-012 – FILE NUMBER EXT16-0031.**

**The motion carried by the following vote:**

**Yes:** 7 - Commissioner Cisco, Chair Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson, Commissioner Weeks and Commissioner Kalia

**A motion was made by Commissioner Duggan, seconded by Commissioner Cisco, to waive reading of the text and adopt:**

**RESOLUTION NO. 11883 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING THE SECOND ONE-YEAR EXTENSION OF TIME FOR KERRY RANCH 1, A SUBDIVISION LOCATED AT 2181 FRANCISCO AVENUE, SANTA ROSA – ASSESSOR’S PARCEL NUMBER 034-041-012 – FILE NUMBER EXT17-054.**

**The motion carried by the following vote:**

**Yes:** 7 - Commissioner Cisco, Chair Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson, Commissioner Weeks and Commissioner Kalia

## **9. ADJOURNMENT**

Chair Edmondson adjourned the meeting at 4:50 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, March 8, 2018 at 4:00 p.m.

Approved on:

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Clare Hartman, Executive Secretary