

**CITY OF SANTA ROSA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, SEPTEMBER 25, 2008**

1. [4:04:06 PM](#) **CALL TO ORDER**  
Chairman Bartley called the meeting to order at 4:04 p.m.
2. **ROLL CALL**  
Commissioners present: Commissioners Cisco, Duggan, Karsten, Poulsen, Walsh and Chairman Bartley
3. **APPROVAL OF MINUTES**  
The Minutes of August 28, 2008 were approved as presented.
4. **PUBLIC APPEARANCES**  
None
5. **DEPARTMENT REPORT**  
None
6. **PLANNING COMMISSIONER'S REPORT**  
Commissioner Poulsen reported on his attendance at the Waterways Committee stating that the vacant parcel at Farmers Lane and Hwy 12 will have a project coming through.
7. **STATEMENTS OF ABSTENTION BY COMMISSIONERS**  
None
8. **CONSENT AGENDA**  
None
9. [4:05:06 PM](#) **REPORT ITEM – SANTA ROSA 2035 – HOUSING ALLOCATION PLAN BACKGROUND REPORT**  
  
Chairman Bartley announced that this item has been postponed to October 23, 2008.
10. [4:05:19 PM](#) **PUBLIC HEARING – TENTATIVE MAP AND CONDITIONAL USE PERMIT TIME EXTENSION – SANDALWOOD SUBDIVISION- 1130 Gordon lane – Application for a one year time extension for a Tentative Map and Conditional Use Permit for the previously approved Sandalwood Small Lot Subdivision – File Number MJP05-026**

**Ex-Parte Disclosures:**

Commissioner Karsten visited the site  
 Commissioner Poulsen visited the site  
 Commissioner Cisco did not revisit the site  
 Commissioner Walsh did not revisit the site  
 Commissioner Duggan visited the site  
 Chairman Bartley did not revisit the site

City Planner Susie Murray gave the staff report.

[4:08:29 PM](#)

Applicant representative, Curt Nichols of Carlile Macy made a brief presentation.

[4:08:52 PM](#) Public Hearing:

None

Commissioner Walsh made a motion and Commissioner Cisco seconded to approve  
**Resolution 11361:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE SANDALWOOD CONDITIONAL USE PERMIT LOCATED AT 1130 GORDON LANE – FILE NUMBER MJP05-026

The motion carried with the following vote:

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

Commissioner Walsh made a motion and Commissioner Cisco seconded to approve  
**Resolution 11362:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR SANDALWOOD SUBDIVISION LOCATED AT 1130 GORDON LANE – FILE NUMBER MJP05-026

The motion carried with the following vote:

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

11. [4:10:08 PM](#) PUBLIC HEARING – REZONING AND TENTATIVE MAP – JUNIPER COMMERCIAL PARK – 3192 Juniper Avenue – Application for Rezoning and a Tentative Map to construct a 23,829 square foot industrial warehouse complex with up to 20 tenant spaces – File Number MJ07-054

Ex-Parte Disclosures:

Commissioner Karsten visited the site and spoke with the applicant

Commissioner Poulsen visited the site

Commissioner Cisco visited the site

Commissioner Walsh visited the site

Commissioner Duggan visited the site

Chairman Bartley visited the site

[4:10:40 PM](#) City Planner Lori MacNab gave the staff report

[4:13:24 PM](#) Greg Hurd, Carlenzoli and Associates gave a brief presentation.

[4:14:00 PM](#) Public Hearing:

None

[4:14:10 PM](#)

Commissioners discussion ensued:

All commissioners expressed their support of the project

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve  
**Resolution 11363:** A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF A NEGATIVE DECLARATION FOR THE RECLASSIFICATION FROM RR-40 (RURAL RESIDENTIAL) TO IG (GENERAL INDUSTRIAL) OF PROPERTY LOCATED AT 3192 JUNIPER AVENUE – FILE NUMBER REZ06-021

The motion carried with the following vote:

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

NOES: (0)

ABSTENTIONS (0)

ABSENT: (1) (Caston)

Commissioner Cisco made a motion and Commissioner Poulsen seconded to approve  
**Resolution 11364:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE JUNIPER COMMERCIAL PARK TENTATIVE MAP LOCATED AT 3192 JUNIPER AVENUE – FILE NUMBER MJP07-054

The motion carried with the following vote:

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

NOES: (0)

ABSTENTIONS (0)

ABSENT: (1) (Caston)

12. [4:16:28 PM](#) PUBLIC HEARING – (CONTINUED FROM AUGUST 28, 2008)  
TENTATIVE MAP, CONDITIONAL USE PERMIT AND REZONING – COFFEY COTTAGES – 3509 Coffey Lane – Application to subdivide 0.58 acres into 4 lots through a Small Lot Subdivision – File Number MJP07-029

Ex-Parte Disclosures:

All commissioners visited the site

[4:16:59 PM](#) City Planner Lori MacNab gave the staff report

[4:20:15 PM](#) Bruce Aspinall, applicant representative gave a presentation.

[4:21:35 PM](#) Shaun Faber the applicant architect from Farrell Faber and Association gave a brief presentation.

[4:25:11 PM](#) Parkers Smith, the landscape architect also gave a presentation.

[4:28:59 PM](#) Public Hearing:

None

[4:29:53 PM](#) Commissioners discussion ensued:  
All commissioners expressed their support of the project.

Commissioner Cisco made a motion and Commissioner Karsten seconded to approve  
**Resolution 11365:** RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 3509 COFFEY LANE TO THE R-1-6 DISTRICT – FILE NUMBER MJP07-029

The motion carried with the following vote:

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

Commissioner Cisco made a motion and Commissioner Karsten seconded to approve  
**Resolution 11366:** 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 COFFEY COTTAGES LOCATED AT 3509 COFFEY LANE – FILE NUMBER MJP07-029

The motion carried with the following vote:

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

Commissioner Cisco made a motion and Commissioner Karsten seconded to approve  
Resolution 11367: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE COFFEY COTTAGES TENTATIVE MAP LOCATED AT 3509 COFFEY LANE – FILE NUMBER MJP07-029

The motion carried with the following vote:

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

13. [4:33:53 PM](#) PUBLIC HEARING – TENTATIVE MAP EXTENSION –  
FOUNTAINGROVE INN HOTEL CONDOMINIUMS – 3586 Mendocino Avenue –  
Second one-year extension to subdivide 2.85 acres into 22 air space hotel condominium units and common area – File Number MAJ05-033

Ex-Parte Disclosures:

Commissioner Karsten visited the site  
Commissioner Poulsen visited the site

Commissioner Cisco did not revisit the site  
Commissioner Walsh visited the site  
Commissioner Duggan visited the site  
Chairman Bartley visited the site

[4:34:23 PM](#) City Planner Clare Hartman gave the staff report

[4:39:53 PM](#) Public Hearing:  
None

Commissioner Poulsen made a motion and Commissioner Walsh seconded to approve Resolution 11368 (*with correction to number one; the DAC report date should read September 15, 2008*): RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR FOUNTAINGROVE INN HOTEL CONDOMINIUMS, A SUBDIVISION LOCATED AT 3586 MENDOCINO AVENUE – FILE NUMBER MAJ05-033

The motion carried with the following vote:

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

14. [4:41:08 PM](#) ADJOURNMENT

Chairman Bartley adjourned the meeting at 4:41 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 9, 2008

PREPARED BY:

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Anette Niewald, Recording Secretary

ATTEST:

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Chuck Regalia, Executive Secretary

APPROVED:

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Scott Bartley, Chairman