

**CITY OF SANTA ROSA PLANNING COMMISSION
REGULAR MEETING MINUTES
THURSDAY, DECEMBER 10, 2015**

***11. PUBLIC HEARING – THE VILLAS – TIME EXTENSION FOR TENTATIVE MAP AND TIME EXTENSION FOR ZONING VARIANCE – 1755 SEBASTOPOL ROAD & 1700 HAMPTON WAY – ASSESSOR’S PARCEL NOS. 125-071-014, 125-031-022, 010-311-028 – FILE NO. EXT15-0002**

This project proposes granting a one-year time extension for an approved tentative map for a 14.19-acre subdivision with one commercial parcel and 197 attached single-family homes and a one-year time extension for a Zoning Variance granting reduced rear yard setbacks for some residential parcels.

Ex-Parte Disclosures: Chair Cisco visited the site and spoke with the Applicant. Vice-Chair Stanley visited the site and met with the Applicant Representative and Project Engineer. Commissioner Duggan visited the site. Commissioner Groninga had a brief discussion with the Project Engineer regarding parking/traffic studies and was advised further information would be forthcoming. No new information was received.

Patrick Streeter - Senior Planner, provided the staff report and responded to questions from Commissioners.

Steve McCullagh - Applicant Representative, made a presentation.

PUBLIC HEARING

Chair Cisco opened the public hearing at 4:56 p.m.

Gary Helfrich indicated that conditions on the Joe Rodota trail have significantly changed including an increase of 300% in bicycle use since the project was initially submitted. Mr. Helfrich spoke in favor of a comprehensive traffic study to consider circulation and safety. He requested that the Commission consider the safety issue on the trail instead of the Design Review Board.

Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 4:59 p.m.

Mr. McCullagh and Mr. Streeter responded to questions from the Commission.

MOVED by Vice-Chair Stanley and seconded by Commissioner Duggan to waive reading of the text and adopt:

RESOLUTION NO. 11740 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR

**EXTENSION OF TIME FOR A ZONING VARIANCE FOR THE VILLAS
SUBDIVISION LOCATED AT 1755 SEBASTOPOL ROAD AND 1700
HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-
022, 010-311-028; FILE NUMBER MAJ05-020**

The motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).

MOVED by Vice-Chair Stanley and seconded by Commissioner Duggan to waive reading of the text and adopt amended as follows:

Condition II to read "Pursuant to an existing document presented as a ROW easement on the previously approved tentative map which is an 50 foot wide, offsite easement, recorded in document No. 2818 OR 319, of Sonoma County records, the developer has represented that they have in hand or will provide to the City, all offsite easements as needed to construct a private roadway; said roadway shall be built and exclusively maintained by the projects' Home Owners Association to City of Santa Rosa Minor Street Standards; said road shall provide non-gated, secondary road access for public use, including emergency vehicular access and public utility construction and maintenance rights for the roadway and underground public utilities.

Alternatively, the owner applicant shall provide an irrevocable offer of dedication to the County of Sonoma for a 50 foot wide - Public Road, Right of Way and Utilities easement over previous said easement. These documents shall be provided by the developer, reviewed and approved by the City of Santa Rosa and /or the County of Sonoma and recorded at Sonoma County Recorder's Office prior to the Map recordation.

As a further alternative, the owner shall provide a recorded Emergency Vehicle Access easement over the existing 50-foot wide off-site easement to the east of the development, dedicated to the County of Sonoma or City of Santa Rosa prior to final map recordation. If this option is pursued, an opticom-controlled EVA gate shall be installed at the easterly boundary of the subdivision. This EVA shall be improved to City of Santa Rosa minor street standards."

Condition 15 to read "Emergency Vehicular Access easements shall be dedicated to the City of Santa Rosa over all private streets and private common driveways within the subdivision boundaries".

Condition 26 to read "Street "A" shall be dedicated and improved as a Minor Street. Half-width street improvements for the west side of the street from Sebastopol Road to the north curb face of Street "B" shall consist of a travel lane, with a parking lane, and a planter strip with a sidewalk. See the Standard Conditions of Approval for dimensions.

Street "A": Half-width street improvements for the east side of the street shall consist of a travel lane only with curb and gutter for the first 160 feet from Sebastopol Road.

Half-width street improvements for the west side of the street from the north curb face of Street "B" to the southerly edge of the Joe Rodota Trail shall consist of a travel lane, with a parking lane, and a planter strip, with sidewalk curb and gutter. Half width street improvements for both sides of the street from the northerly edge of the Joe Rodota Trail to the easterly boundary of the project shall consist of a travel lane, parking lane, planter strip, with sidewalk, curb and gutter. See the Standard Conditions of Approval for dimensions.

The dedicated right-of-way for all sections of Street "A" shall be per Minor Street Standards or at a minimum width to accommodate all the public improvements including the proposed planter strip. Street "A" shall be improved within the existing 50-foot wide right-of-way easement as a Minor Street from the easterly subdivision boundary to Roseland Avenue. Half-width street improvements for the north side of the street shall consist of a travel lane with a parking lane and curb and gutter. Half-width street improvements for the south side of the street shall consist of a 10.5-foot wide travel lane with a 4-foot wide valley gutter.

A Fire Department approved opticom controlled EVA gate shall be installed at the southerly subdivision boundary at Hampton Way prior to occupation of Phase 1.

All the above noted improvements to Street "A", shall be installed prior to occupancy of any unit within Phase 2.

Until such time that public egress and ingress occur along the connection from Street "A" to Roseland Avenue, an opticom-controlled gate shall be installed at the easterly subdivision boundary."

Conditions 42 and 51 no longer apply to the project approval.

RESOLUTION NO. 11741 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE VILLAS SUBDIVISION LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER MAJ05-020

Following Commissioner discussion, the motion **CARRIED** 6-0-1-0 (Chair Cisco, Vice-Chair Stanley, Commissioners DeRezendes-Claiche, Dippel, Duggan and Groninga voting yes and Commissioner Crocker being absent).