

Maloney, Mike

From: Maloney, Mike
Sent: Thursday, January 23, 2020 3:05 PM
To: _PLANCOM - Planning Commission
Cc: Wixon, Mike
Subject: Item 9.1 - Kerry Ranch 1 - Tentative Map Extension on Planning Commission 1-27-2020 Meeting

****Please do not reply to all****

Dear Planning Commissioners,

We have received the two attached e-mails regarding Item 9.1 on today's agenda. In response, please note that the recommended action today for this item will not in any way change the tentative map or any related permits as it was previously approved for time extensions on February 22, 2018.

The Kerry Ranch I Tentative Map Time Extension you will consider at today's meeting is only an extension of the expiration date for one (1) year – the map and its conditions related to the use of Parcel A will remain unchanged from the most recent Commission action on February 22, 2018 . If approved today as recommended by staff, the expiration date of the Kerry Ranch 1 tentative map would be extended to December 4, 2020.

It is important to know also that the parcel in question by the neighbors, Parcel A, cannot be later used a parcel for single family home per the City's code (please see https://qcode.us/codes/santarosa/view.php?topic=19-19_08-19_08_291&frames=off).

Please feel free to contact us if you have any questions regarding this project. We look forward to seeing you at the meeting later today.

Best regards,

Michael Wixon
Contract Planner
mwixon@srcity.org

From: Hartman, Clare <CHartman@srcity.org>
Sent: Thursday, January 23, 2020 11:36 AM
To: Wixon, Mike <MWixon@srcity.org>
Cc: Crocker, Ashle <acrocker@srcity.org>; Rose, William <WRose@srcity.org>; Osburn, Gabe <GOsburn@srcity.org>
Subject: Re: [EXTERNAL] Kerry Ranch 1 - Tentative Map Extension on Planning Commission 1-27-2020 Meeting

We noticed this as a public hearing?

Sent from my iPhone

On Jan 23, 2020, at 11:24 AM, Wixon, Mike <MWixon@srcity.org> wrote:

I confirmed with Gabe he will make plans to be there this afternoon...

I also just finished a conversation with Gabe re: Parcel A – as a lettered parcel it cannot be built upon and would require a map amendment to build a home on according to Gabe (he is going to send me the language in the City's Code that refers to this as being the case – or from the Map Act). Gabe did not see any other issues related to Parcel A since any future building on it would require a map amendment or new tentative map.

I am prepared to take the lead as a public meeting item (we did notice this as a public hearing this time around).

I am ready to send out the email when I hear back from Gabe re: Parcel A, which should be shortly...

Mike W.

From: Hartman, Clare <CHartman@srcity.org>
Sent: Thursday, January 23, 2020 11:14 AM
To: Crocker, Ashle <acrocker@srcity.org>
Cc: Wixon, Mike <MWixon@srcity.org>; Rose, William <WRose@srcity.org>
Subject: Re: [EXTERNAL] Kerry Ranch 1 - Tentative Map Extension on Planning Commission 1-27-2020 Meeting

Also Mike make sure Gabe can attend at 4pm. C

Sent from my iPhone

On Jan 23, 2020, at 9:44 AM, Crocker, Ashle <acrocker@srcity.org> wrote:

Patti is calling me about this. Can we get a clarifying email out ASAP?

Also, Mike if a member of the public is there and requests the item be heard as a public hearing, are you prepared to take the lead on that item?

From: Wixon, Mike <MWixon@srcity.org>
Sent: Thursday, January 23, 2020 8:14 AM
To: Rose, William <WRose@srcity.org>; Hartman, Clare <CHartman@srcity.org>; Crocker, Ashle <acrocker@srcity.org>
Subject: RE: [EXTERNAL] Kerry Ranch 1 - Tentative Map Extension on Planning Commission 1-27-2020 Meeting

How about this...

Dear Planning Commissioners,

The Kerry Ranch I Tentative Map Time Extension you will consider at today's meeting is only an extension of the expiration date for one (1) year – the map and its conditions related to the use of Parcel A remain unchanged from the most recent Commission action on February 22, 2018 .

If approved today as recommended by staff, the expiration date of the Kerry Ranch 1 tentative map would be extended to December 4, 2020.

Please feel free to contact us if you have any questions regarding this project. We look forward to seeing you at the meeting later today.

Best regards,

Michael Wixon
Planner

From: Rose, William <WRose@srcity.org>
Sent: Wednesday, January 22, 2020 5:43 PM
To: Wixon, Mike <MWixon@srcity.org>; Hartman, Clare <CHartman@srcity.org>; Crocker, Ashle <acrocker@srcity.org>
Subject: RE: [EXTERNAL] Kerry Ranch 1 - Tentative Map Extension on Planning Commission 1-27-2020 Meeting

Hi Mike,

Thanks for this.

Could you please draft a short response for the Planning Commission summarizing your conclusion (i.e.: this is only extending a previously approved TM and there are no changes to the subdivision with tomorrow's action...or something like that)? Please send to Ashle, Clare and me for final review.

Thanks.

Bill Rose, AICP | Supervising Planner
Planning & Economic Development
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404
Tel. (707) 543-3253 | Fax (707) 543-3269 wrose@srcity.org

<image001.jpg>

From: Wixon, Mike <MWixon@srcity.org>
Sent: Wednesday, January 22, 2020 5:14 PM
To: Hartman, Clare <CHartman@srcity.org>; Rose, William <WRose@srcity.org>; Crocker, Ashle <acrocker@srcity.org>
Subject: RE: [EXTERNAL] Kerry Ranch 1 - Tentative Map Extension on Planning Commission 1-27-2020 Meeting

Here is what I had written up....

Hi Al!

You are on the right track, but if you look a little further at the attached and approved Resolutions for both Extension 1 and Extension 2 approved by the Planning Commission on February 22, 2018, you will see that the change to the conditions of approval was made in fact--I've attached them both for you to have for your records. Here is what the approved condition regarding Parcel A said then:

<image002.png>

And here is what we are currently recommending for tomorrow's meeting in the staff report resolution to approve the tentative map extension related to Parcel A:

<image003.png>

As you can clearly see, there is no change.

Further, to insure we avoid any confusion over the time extension and expiration dates, the current Planning Commission report for tomorrow's meeting is correct to say that staff recommends that the tentative map be extended 1-year from December 4, 2019 to December 4, 2020. In fact, the previous Resolution 2 from February 22, 2018, said this...

<image004.jpg>

Before the expiration of this map on December 18, 2018, the City Council adopted Resilient City Measures that automatically extended all tentative maps that had not expired as of October 9, 2017 and their related permits for another year, including this tentative map. As such, this map would have expired on December 4, 2019. Thus, the application to extend the tentative map that the Planning Commission will consider at tomorrow's meeting would extend the tentative map another year, until December 4, 2020, if approved.

Of course you are free to voice your concerns as you wish at the Planning Commission meeting, but I also want to be clear that staff is simply recommending the Planning Commission use previously approved map extension conditions of approval as it relates to Parcel A, we are not recommending any changes at this time related to the use of Parcel A. This is confirmed in the attached Resolutions approved by the Planning Commission on February 22, 2018, which was a noticed public hearing.

We will certainly take under advisement your concerns and I have forwarded this message to Mr. Guhin, Ms. Hartman, Mr. Rose and Mr. Osborn.

Best regards,

Michael Wixon
Planner

From: Al Petrie <alpetrie7@aol.com>

Sent: Wednesday, January 22, 2020 4:03 PM

To: Wixon, Mike <MWixon@srcity.org>

Cc: Marsha Chevalier <mechevalier@gmail.com>

Subject: [EXTERNAL] Kerry Ranch 1 - Tentative Map Extension on Planning Commission 1-27-2020 Meeting

Hi Michael,

Enclosed is the 5-page Planning Commission 2-22-2018 meeting minutes. Pages 4 and 5 address Kerry Ranch 1. Kerry Ranch 1 was granted two 12 months extensions, therefore I assume their Tentative Map is good to 2-22-2020.

However, look at the Background Summary of this item. There is no mention of any changes in the Tentative Map that would yield 30 lots and delete the wildlife-storm drainage retention area (Parcel A) nor was there any discussion on this topic recorded in the minutes. How would anyone from the neighborhood know this was happening??? We learned by accident last summer (2019) when Dan Morgan submitted a 1 into 5 subdivision for Parcel A (see Adam Ross) and the City held a neighborhood meeting.

So, I would encourage you to reference the above information when you address the Planning Commission on the Tentative Map Extension tomorrow. I stand by my recommendation that a "Tentative Map modification is in the works" and should be handled via appropriate notice to the neighborhood of a Public Hearing on this matter followed by a scheduled Public Hearing.

Please share this and other information we have discussed on Kerry Ranch 1 with David Guhin as I have a voice mail in with him