



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Final

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Thursday, April 13, 2017

4:00 PM

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### 1. CALL TO ORDER

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

### 2. ROLL CALL

**Present** 7 - Chair Patti Cisco, Vice Chair Ashle Crocker, Commissioner Vicki Duggan, Commissioner Casey Edmondson, Commissioner Curtis Groninga, Board Member Peter Rumble, and Board Member Peter Stanley

### 3. APPROVAL OF MINUTES

March 23, 2017 - DRAFT.

Approved as submitted.

### 4. PUBLIC COMMENTS

None.

### 5. PLANNING COMMISSIONERS' REPORT

Presented by Chair Cisco and Commissioner Groninga.

### 6. DEPARTMENT REPORTS

Presented by Clare Hartman, Deputy Director Planning and Economic Development.

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Edmondson will be abstaining from Item 8.2.

### 8. PUBLIC HEARINGS

**\*8.1** AIR CENTER EAST PHASE II - TENTATIVE MAP EXTENSION - 1301 LUDWIG AVENUE - EXT16-0046

The project includes a one-year time extension for an approved 131 single-family lot subdivision, and three California Tiger Salamander

habitat parcels, on a 37.1-acre site. The project site includes a 37-acre portion of the 317-acre former Old Naval Air Station property. The proposed development avoids wetland areas by developing the former runways and preserving the adjacent wetlands as open space identified as CTS mitigation parcels on the Tentative Map.

Presented by Amy Nicholson, City Planner.

Chair Cisco opened and closed the public hearing at 4:30 p.m.

**A motion was made by Commissioner Stanley, seconded by Vice Chair Crocker, to waive reading of the text and adopt:**

**RESOLUTION NO. 11826 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE PREVIOUSLY APPROVED AIR CENTER EAST PHASE II SUBDIVISION LOCATED AT 1301 LUDWIG AVENUE, ASSESSOR'S PARCEL NUMBER: 035-141-031, FILE NUMBER EXT16-0046**

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

**Yes:** 7 - Commissioner Groninga, Board Member Stanley, Commissioner Edmondson, Board Member Rumble, Commissioner Duggan, Vice Chair Crocker and Chair Cisco

**\*8.2 COLLEGE STATION - CONDITIONAL USE PERMIT - 6 & 80  
COLLEGE AVENUE - FILE NUMBER CUP16-045**

This project proposes to develop a 0.95-acre site with two commercial buildings totaling approximately 9,000 square feet, outdoor dining, landscaping, and on-site parking. Both commercial buildings are located toward college avenue to allow for the surface parking lot to be located behind the buildings. The smaller of the two proposed buildings proposes a drive-through, anticipated to include a coffee shop or bank tenant.

Presented by Amy Nicholson, City Planner.

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

**A motion was made by Commissioner Stanley, seconded by Vice Chair Crocker, to waive reading of the text and adopt:**

**RESOLUTION NO. 11827 ENTITLED: RESOLUTION OF THE PLANNING**

**COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE COLLEGE STATION DRIVE-THROUGH - LOCATED AT 6 & 80 COLLEGE AVENUE; APNS: 010-121-020, 010-121-024, 010-121-025 - FILE NUMBER CUP16-045**

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

**Yes:** 5 - Commissioner Groninga, Board Member Stanley, Board Member Rumble, Commissioner Duggan and Vice Chair Crocker

**No:** 1 - Chair Cisco

**Abstain:** 1 - Commissioner Edmondson

**9. ADJOURNMENT**

Chair Cisco adjourned the meeting at 6:16 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, May 11, 2017 at 4:00 p.m.

Approved on: May 11, 2017

S/ Mike Maloney, Recording Secretary