



**Planning Commission  
Meeting Minutes - Draft**

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Thursday, September 8, 2022

4:30 PM

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**1. CALL TO ORDER AND ROLL CALL**

Chair Weeks called the meeting to order at 4:30 p.m.

**Present** 6 - Chair Karen Weeks, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, Commissioner Jeff Okrepkie, and Commissioner Patti Cisco

**Absent** 1 - Vice Chair Julian Peterson

**2. APPROVAL OF MINUTES**

None.

**3. PUBLIC COMMENTS**

None.

**4. COMMISSION BUSINESS**

**4.1 STATEMENT OF PURPOSE**

Chair Weeks read aloud the Statement of Purpose.

**4.2 COMMISSIONER REPORTS**

None.

**4.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)**

None.

**5. DEPARTMENT REPORTS**

None.

**6. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

None.

**7. CONSENT ITEM(S)**

None.

## 8. SCHEDULED ITEM(S)

**8.1\*** PUBLIC HEARING - FLORA TERRA, EXEMPT PROJECT -  
CONDITIONAL USE PERMIT - 4575 HWY 12, #B - CUP21-097

BACKGROUND: Major Conditional Use Permit for Flora Terra (Type 10) Cannabis Retail (Dispensary) use and sale of cannabis smoking devices within an existing 2,031 square foot commercial building (previously Starbucks).

PROJECT PLANNER: Monet Sheikhal

Ex Parte Disclosures: None

Project Planner Sheikhal presented.

Applicant Representatives presented.

Chair Weeks opened and closed the Public Hearing at 4:49 p.m.

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

**RESOLUTION PC-2022-021 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR FLORA TERRA TO ALLOW A (TYPE 10) COMMERCIAL CANNABIS RETAIL (DISPENSARY) USE AND SALE OF CANNABIS SMOKING DEVICES WITHIN AN EXISTING 2,031-SQUARE-FOOT BUILDING LOCATED AT 4575 HIGHWAY 12, SUITE B; ASSESSOR'S PARCEL NO. 182-490-013; FILE NO. CUP21-097**

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

**Yes:** 6 - Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

**Absent:** 1 - Vice Chair Peterson

**8.2\*** PUBLIC HEARING - KAWANA VILLAGE EXTENSIONS - PLANNING PROJECT - 1310 KAWANA TERRACE - PRJ18-029 & EXT22-0005

BACKGROUND: Applications for two separate one-year time extensions for an approved Tentative Map, Small Lot Conditional Use Permit, and Hillside Development Permit for the Kawana Village Subdivision, to subdivide a 4.82-acre site into 39 single-family lots (27 detached single-family homes and 12 attached single-family homes). This project has been found in compliance with the California Environmental Quality Act because the original Kawana Village project had a mitigated negative declaration that was adopted by the Planning Commission in June 2008. No additional environmental review is required for these extensions.

PROJECT PLANNER: Michael Wixon

Ex Parte Disclosures: None.

Project Planner Wixon presented.

Applicant Representatives made a presentation.

Chair Weeks opened the Public Hearing at 5:09 p.m.

Amanda Reid shared concerns.

Chris Maynard shared concerns.

Chair Weeks close the Public Hearing at 5:14 p.m.

Staff responded to Commissioner inquiries.

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

**RESOLUTION NO. PC-2022-022 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 KAWANA VILLAGE SUDIVISION LOCATED AT 1166 KAWANA TERRACE, ASSESSOR'S PARCEL NUMBERS 044-051-027, -019, and -025 - FILE**

**NUMBER EXT18-0031**

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

**Yes:** 6 - Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

**Absent:** 1 - Vice Chair Peterson

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

**RESOLUTION NO. PC-2022-023 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 KAWANA VILLAGE SUBDIVISION LOCATED AT 1166 KAWANA TERRACE, ASSESSOR'S PARCEL NUMBERS 044-051-027, -019, and -025 - FILE NUMBER EXT22-0005**

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

**Yes:** 6 - Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

**Absent:** 1 - Vice Chair Peterson

**9. ADJOURNMENT**

Chair Weeks adjourned the meeting at 5:24 p.m.

**Approved on: December 8, 2022**

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**Eileen Cleary, Recording Secretary**