



# 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, January 14, 2021

4:00 PM

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### 4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

#### 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 Karen Weeks, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

#### 3. APPROVAL OF MINUTES

- 3.1 November 12, 2020 - Draft Minutes  
Approved as submitted.

#### 4. PUBLIC COMMENTS

None.

#### 5. PLANNING COMMISSIONERS' REPORT

None.

#### 6. DEPARTMENT REPORTS

Planning Commission Staff Liaison Trippel presented.

#### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

#### 8. STUDY SESSION

None.

#### 9. CONSENT ITEMS

- 9.1 RESOLUTION - RESOLUTION OF THE PLANNING COMMISSION OF

THE CITY OF SANTA ROSA AMENDING THE PLANNING COMMISSION RULES AND REGULATIONS MODIFYING SECTIONS II. ORGANIZATION, III. EXECUTIVE SECRETARY, VI. MEETINGS, AND VII. QUORUM

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the Resolution to amend the Planning Commission Rules and Regulations.

By Staff request, Chair Cisco continued the item to the next Planning Commission meeting.

**10. PUBLIC HEARINGS**

**10.1\*** PUBLIC HEARING - GOOD ONWARD, INC. CANNABIS FACILITY, 3192 JUNIPER AVE, PRJ18-082

BACKGROUND: Major Conditional Use Permit and Major Design Review to allow proposed redevelopment of former Shannon Masonry Construction storage facilities and staging yard into a commercial Cannabis facility for Cannabis Manufacturing - Level 1 (non-volatile) (Type 6) and Level 2 (volatile) (Type 7), Indoor Cannabis Cultivation and Nursery--20,500 sq. ft. (Type 2A and Type 4), and Cannabis Distribution (Type 11) uses. Project proposes extraction, refrigeration, dry storage, and commercial kitchen in existing site development [5 structures totaling ± 5,100 sq. ft.] and construction of an additional 20,900 sq. ft. warehouse building, including a 5,000 sq. ft. mezzanine, to be used for indoor cultivation and nursery uses.

Presenting Planner: Conor McKay

Ex Parte disclosures: None.

Project Planner Conor McKay presented.

Applicant representatives presented and responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 4:31 p.m.

David Proctor spoke in opposition to the project.

Chair Cisco closed the Public Hearing at 4:35 p.m.

Applicant representatives commented on the Public Hearing Comments.

Chair Cisco recessed the meeting at 4:45 p.m and reconvened at 5:00 p.m.

Staff and Applicant representatives responded to Commissioner inquiries.

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

**RESOLUTION NO. 12043 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE GOOD ONWARD, INC. CANNABIS FACILITY LOCATED AT 3192 JUNIPER ROAD - ASSESSOR'S PARCEL NUMBER 134-072-004 - FILE NUMBER PRJ18-082**

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

**Yes:** 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

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

**RESOLUTION NO. 12044 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR GOOD ONWARD, INC. CANNABIS FACILITY- LOCATED AT 3192 JUNIPER AVENUE - FILE NUMBER PRJ18-082.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

**10.2\*** PUBLIC HEARING - IN-N-OUT BURGER, 2532 SANTA ROSA AVENUE PRJ19-086

**BACKGROUND:** Operate a 4,000-square foot restaurant with counter ordering and drive through service, and extended hours of operation, at 2532 Santa Rosa Avenue.

Presenting Planner: Susie Murray

Ex Parte Disclosures: None. However, Chair Cisco discussed a News report viewed regarding the Applicant.

Project Planner Murray and the Applicant representative presented and responded to Commissioner inquires.

Chair Cisco opened and closed the Public Hearing at 5:43 p.m.

Staff and the Applicant responded to Commissioner inquiries.

Chair Cisco recessed the meeting at 6:19 p.m. and reconvened at 6:30 p.m.

Staff and the Applicant 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 12045 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM, FOR THE IN-N-OUT BURGER RESTAURANT LOCATED AT 2532 SANTA ROSA AVENUE; ASSESSOR'S PARCEL NUMBERS 044-041-010; FILE NUMBER PRJ18-086.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

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

**RESOLUTION NO. 12046 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A RESTAURANT WITH COUNTER ORDERING, DRIVE THROUGH SERVICE, AND EXTENDED HOURS OF OPERATION, LOCATED AT 2532 SANTA ROSA AVENUE AND 325 YOLANDA AVENUE; ASSESSOR'S PARCEL NO. 044-041-010; FILE NO. PRJ18-086.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

## **11. ADJOURNMENT**

Chair Cisco adjourned the meeting at 7:33 p.m.

**Approved on: February 25, 2021**

**Mike Maloney, Recording Secretary**