



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, December 13, 2018

4:00 PM

2:00 P.M. - SPECIAL JOINT SESSION WITH CITY COUNCIL (100 SANTA ROSA AVE -COURTYARD)

1. CALL TO ORDER AND ROLL CALL

Present 6 - Chair Casey Edmondson, Vice Chair Karen Weeks, Commissioner Patti Cisco, Commissioner Vicki Duggan, Commissioner Akash Kalia, and Commissioner Julian Peterson

Absent 1 - Commissioner Curtis Groninga

2. FIELD TRIP

2.1 DOWNTOWN WALKING TOUR (DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE)

BACKGROUND: As a component of the Downtown Station Area Specific Plan Update project, members of the City Council and the Planning Commission will participate in an approximately 90-minute walking tour of the project study area. The walking tour will begin and end in the central courtyard of City Hall, 100 Santa Rosa Avenue, Santa Rosa. The Commission will be returning to the Council Chamber at the conclusion of the field trip.

NOTE: See attached map for walking tour route.

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

1. CALL TO ORDER

Chair Edmondson called the meeting to order at 4:02 p.m. and discussed the field trip.

2. ROLL CALL

Present 7 - Chair Casey Edmondson, Vice Chair Karen Weeks, Commissioner Patti Cisco, Commissioner Vicki Duggan, Commissioner Curtis Groninga, Commissioner Akash Kalia, and Commissioner Julian Peterson

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

None.

5. PLANNING COMMISSIONERS' REPORT

Chair Edmondson commented on the Planning Commissioners Conference at Sonoma State University.

Commissioner Groninga reported on the Subdivision Committee.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Deputy Director Planning.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

10.1* ALOHA AINA, INC., DISPENSARY - CONDITIONAL USE PERMIT -
1954 PINER RD - CUP18-060

BACKGROUND: Conditional Use Permit application for Aloha Aina, Inc., Dispensary, proposing an adult use retail cannabis dispensary with delivery service in 2,134 sq.ft. tenant space in a 2,500 sq.ft. building. (Building shell under construction see B16-5164).

Adam Ross, City Planner.

Ex Parte Disclosures: None.

Staff responded to Commissioner inquiries.

Applicant representatives presented and responded to Commissioner inquiries.

Chair Edmondson opened the Public Hearing at 5:02 p.m.

Jim Mangles spoke in opposition to the project.

Carol Mangles spoke in opposition to the project.

Sonia Ramirez spoke in opposition to the project.

Valerie Kasnick spoke in opposition to the project.

Craig Gaylord spoke in opposition to the project.

Monica Harrison spoke in opposition to the project.

Leilani Brewster spoke in opposition to the project.

Steven Fischer spoke in opposition to the project.

Michael Brewster spoke in opposition to the project.

Maria Piazza spoke in opposition to the project.

Jeannine Freeman spoke in opposition to the project.

Geri Rossi de Guevara spoke in support of the project.

Sharon Dougherty spoke in opposition to the project.

Chair Edmondson closed the Public Hearing at 5:43 p.m.

The meeting went into Recess at 5:43 p.m.

The meeting Reconvened at 5:52 p.m.

Staff responded to Commissioner Inquiries

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

RESOLUTION NO. 11929 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR ALOHA AINA, INC. MEDICAL AND ADULT USE RETAIL CANNABIS DISPENSARY WITH DELIVERY IN 2,134 SQUARE FEET OF AN EXISTING 2,500 SQUARE-FOOT BUILDING - LOCATED AT 1954 PINER ROAD, SIUTE B; APN: 036-011-059 FILE NUMBER CUP18-060.

The motion carried by the following vote:

Yes: 7 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Groninga, Commissioner Kalia and Commissioner Peterson

10.2* JIVA - CONDITIONAL USE PERMIT - 1831 GUERNEVILLE ROAD, SUITE A - CUP18-075

BACKGROUND: The project is a request for a conditional use permit to allow a Medical and Adult Use Cannabis Retail Facility with Delivery Services in an existing 2,917 square-foot commercial retail tenant space. No changes are proposed to the building's exterior and no physical expansion of the building is proposed. The dispensary and delivery services are proposed to operate daily from 9 a.m. to 9 p.m.

Aaron Hollister, Planning Consultant.

Ex Parte Disclosures: None.

Applicant representatives presented and responded to Commissioner inquiries.

Chair Edmondson opened the Public Hearing at 7:13 p.m.

Michael Brewster spoke in opposition to the project.

Chair Edmondson closed the Public Hearing at 7:17 p.m.

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

RESOLUTION NO 11930 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR JIVA LIFE LLC'S MEDICAL AND ADULT USE RETAIL CANNABIS DISPENSARY WITH DELIVERY IN AN EXISTING 2,917 SQUARE FOOT COMMERCIAL TENANT SPACE ON ON A 14,810 SQUARE FOOT PARCEL - LOCATED AT 1831 GUERNEVILLE ROAD, SUITE A; APN: 036-101-036 FILE NUMBER CUP18-075.

The motion carried by the following vote:

Yes: 7 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Groninga, Commissioner Kalia and Commissioner Peterson

10.3* THE HOOK DISPENSARY, CONDITIONAL USE PERMIT - 817 RUSSELL AVE, SUITE C - CUP18-041

BACKGROUND: Conditional Use Permit application for The Hook, a medical and adult use retail cannabis dispensary with delivery within an existing 1,350 square foot tenant space in the 11,700 square foot Russell Square Shopping Center on a 37,897 square foot parcel.

Gary Broad, Planning Consultant.

Ex Parte Disclosures: None.

Applicant representatives presented and responded to Commissioner inquiries.

Staff responded to Commissioner inquiries.

Chair Edmondson opened and closed the Public Hearing at 7:53 p.m.

A motion was made by Commissioner Duggan, seconded by Commissioner Cisco, to waive reading of the text and adopt as amended:

RESOLUTION NO: 11931 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR THE HOOK DISPENSARY, A MEDICAL AND ADULT USE

RETAIL CANNABIS DISPENSARY WITH DELIVERY IN AN EXISTING 1,350 SQUARE FOOT TENANT SPACE - LOCATED AT 817 RUSSELL AVENUE, SUITE C; APN: 015-101-027; FILE NUMBER CUP18-041.

The motion carried by the following vote:

Yes: 7 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Groninga, Commissioner Kalia and Commissioner Peterson

11. ADJOURNMENT

Chair Edmondson adjourned the meeting at 7:59 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, January 10, 2019 at 4:00 p.m.

*Ex parte communication disclosure required.

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 543-3190 one week prior to the meeting. TDD 543-3063

Meeting information can also be accessed via the internet at <http://srcity.org>

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.