



**Planning Commission  
Meeting Minutes - Draft**

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Thursday, April 8, 2021

4:00 PM

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

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

**Present** 7 - Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, Commissioner Jeff Okrepkie, Commissioner Akash Kalia, and Chair Karen Weeks

**2. STUDY SESSION**

None.

**3. APPROVAL OF MINUTES**

3.1 March 25, 2021 - Draft Minutes

Approved as amended.

**4. PUBLIC COMMENTS**

None.

**5. COMMISSION BUSINESS**

**5.1 STATEMENT OF PURPOSE**

Chair Weeks reported.

**5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS**

None.

**5.3 COMMISSIONER REPORTS**

Chair Weeks reported.

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

None.

**6. DEPARTMENT REPORTS**

Amy Lyle, Acting Planning Commission Liaison, reported.

## 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

## 8. CONSENT ITEMS

None.

## 9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

- 9.1\* PUBLIC HEARING - SANTA ROSA FARM GROUP CANNABIS CULTIVATION FACILITY, Mitigated Negative Declaration - CONDITIONAL USE PERMIT - 800 YOLANDA AVE - PRJ17-068 (CUP17-123)

BACKGROUND: Mitigated Negative Declaration and Major Conditional Use Permit for a proposal to develop a commercial Cannabis facility on a ± 5.5-acre site. Proposed development includes demolition of existing structures and construction of a three-story, ± 116,700 square-foot (sf) industrial building. Proposed cannabis uses include commercial Cultivation (86,050 sf), Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (21,505 sf), and Distribution (Type 11) (8,070 sf), with Testing laboratory (1,085 sf). The application has been filed by DANNY ABDELMALAK. File No. PRJ17-068

Presenting Planner: Andrew Trippel

Ex Parte Disclosures: None.

Presenting Planner Trippel presented and responded to Commissioner inquiries.

Applicant representatives presented.

Chair Weeks opened the Public Hearing at 4:53 p.m.

Jan Vazquez spoke in opposition to the project.

Reesha Ruel spoke in opposition to the project.

Megan Sweeley spoke in opposition to the project.

Linda Metesh spoke in opposition to the project.

Chair Weeks closed the Public Hearing at 5:06 p.m.

Staff and the Applicant team responded to the Public Hearing comments and Commissioner inquires.

Staff recommended resolution amendments and Vice Chair Peterson offered a friendly amendment to the motion and Commissioner Kalia seconded.

Staff deliberated on the project.

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

**RESOLUTION NO. 12051 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SANTA ROSA FARM GROUP CANNABIS CULTIVATION FACILITY LOCATED AT 800 YOLANDA AVENUE – ASSESSOR’S PARCEL NUMBERS 044-091-063 - FILE NUMBER PRJ17-068.**

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

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

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

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MAJOR CONDITIONAL USE PERMIT AND PARKING REDUCTION FOR THE SANTA ROSA FARM GROUP, LLC CANNABIS FACILITY, CONSISTING OF NEW CONSTRUCTION OF A ± 116,700 SQUARE FOOT (SF) INDUSTRIAL BUILDING AND COMMERCIAL CANNABIS CULTIVATION (86,050 SF), MANUFACTURING LEVEL 1 (NON-VOLATILE) AND LEVEL 2 (VOLATILE) (21,505 SF), AND DISTRIBUTION (TYPE 11) (8,070 SF), WITH TESTING LABORATORY (1,085) LAND USES - LOCATED AT 800 YOLANDA AVENUE,**

**APN: 044-091-063 - FILE NUMBER PRJ17-068 (CUP17-123).**

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

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

## **10. ADJOURNMENT**

Chair Weeks adjourned the meeting at 5:54 p.m.

\*Ex parte communication disclosure required.