



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, January 10, 2019

4:00 PM

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 Vicki Duggan, Commissioner Casey Edmondson, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

Duane DeWitt spoke regarding the General Plan and the involvement of Roseland.

5. PLANNING COMMISSIONERS' REPORT

Recently appointed Chair Cisco introduced new Planning Commissioner Jeff Okrepkie and recognized Commissioner Edmondson for his service as former Chair and former Commissioner Groninga for his service.

Chair Cisco reported on the Waterway Advisory Committee.

Vice Chair Weeks reported on the Subdivision Committee.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Edmondson abstained from item 10.3.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

- 10.1*** EXPANDING ROOTS DISPENSARY MEDICINAL AND ADULT USE CANNABIS RETAIL (DISPENSARY) AND DELIVERY - CONDITIONAL USE PERMIT - 3499 INDUSTRIAL DR - CUP18-073

BACKGROUND: Major Conditional Use Permit application to allow Cannabis Retail (Dispensary) and Delivery in 1,340 square feet of an existing 9,035 square foot industrial building as part of a Cannabis Microbusiness operation that includes Cultivation (up to 5,000 sq. ft.), Manufacturing - Level 1 (non-volatile), and Distribution. The project site was previously approved for Cannabis Cultivation, Manufacturing - Level 1 (non-volatile), and Distribution through Planning Commission Resolution No. 11873 dated January 11, 2018.

Andrew Trippel, City Planner.

Ex Parte Disclosures: None.

Clare Hartman presented a cannabis recap.

Staff and an applicant representative presented and answered Commissioner inquiries.

Chair Cisco opened and closed the Public Hearing at 4:56 p.m.

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

RESOLUTION NO. 11932 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR EXPANDING ROOTS DISPENSARY, A MEDICAL AND ADULT USE CANNABIS RETAIL (DISPENSARY) AND DELIVERY USE IN 1,340 SQUARE FOOT OF AN EXISTING BUILDING - LOCATED AT 3499

INDUSTRIAL DRIVE; APN: 015-650-022; FILE NUMBER CUP18-073.

The motion carried by the following vote:

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

10.2* 365 RECREATION CLUB - CONDITIONAL USE PERMIT - 2750
MENDOCINO AVENUE - CUP18-042

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 3,454 square-foot commercial retail building. No changes are proposed to the building's exterior and no physical expansion of the building is proposed. The dispensary and retail delivery services are proposed to operate daily from 9 a.m. to 9 p.m.

Aaron Hollister, Planning Consultant.

Ex Parte Disclosures: None.

Staff answered Commissioner inquiries.

An applicant representative presented and responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 5:25 p.m.

Kiergan Pegg spoke in support of the project.

Chair Cisco closed the Public Hearing at 5:27 p.m.

Staff responded to additional Commissioner inquiries.

The meeting went into Recess at 5:50 p.m.

Commissioner Edmondson left for the evening during the recess.

The meeting reconvened at 5:57 p.m.

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

RESOLUTION NO. 11933 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR 365 RECREATION CLUB MEDICAL AND ADULT USE RETAIL CANNABIS DISPENSARY WITH DELIVERY IN 3,406 SQUARE FEET OF AN EXISTING 3,454 SQUARE FOOT COMMERCIAL RETAIL BUILDING ON ON A 17,859 SQUARE FOOT PARCEL - LOCATED AT 2750 MENDOCINO AVENUE; APN: 180-040-003, FILE NUMBER CUP18-042.

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Vice Chair Weeks, Commissioner Edmondson and Commissioner Peterson

No: 3 - Commissioner Duggan, Commissioner Kalia and Commissioner Okrepie

10.3* SONOMA GARDENS - CONDITIONAL USE PERMIT - 2074 ARMORY DRIVE - CUP18-071

BACKGROUND: Conditional Use Permit application for Sonoma Gardens, a medical and adult use retail cannabis dispensary in an existing 2,313 square foot commercial space in a 4,616 square foot building on a 10,018 square foot parcel.

Gary Broad, Planning Consultant.

Ex Parte Disclosures: None.

Applicant representatives presented and responded to Commissioner inquiries.

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

RESOLUTION NO. 11934 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR SONOMA GARDENS, A MEDICAL AND ADULT USE RETAIL CANNABIS DISPENSARY IN A 2,313 SQUARE FOOT TENANT SPACE IN AN EXISTING 4,626 SQUARE FOOT BUILDING, AND APPROVING REDUCED ON-SITE PARKING AT 2074 ARMORY DRIVE; APN:

180-270-044; FILE NUMBER CUP18-071.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Vice Chair Weeks, Commissioner Duggan,
Commissioner Kalia, Commissioner Okrepkie and Commissioner
Peterson

Abstain: 1 - Commissioner Edmondson

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 6:44 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, January 24, 2019 at 4:00 p.m.

*Ex parte communication disclosure required.

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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.