



**Planning Commission
Meeting Minutes - Final**

Thursday, August 12, 2021

4:00 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 5 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Vicki Duggan, and Commissioner Jeff Okrepkie

Absent 1 - Commissioner Jeffrey Holton

2. STUDY SESSION

None.

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

None.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks presented.

5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS

None.

5.3 COMMISSIONER REPORTS

Chair weeks noted that the Planning Commission will start at 4:30 p.m. starting in September, 2021.

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

None.

6. DEPARTMENT REPORTS

Andrew Trippel, Planning Commission Liaison, presented on

various topics and reiterated the 4:30 p.m. start time.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

- 9.1*** PUBLIC HEARING - ERUDITE DISPENSARY (CANNABIS RETAIL),
CEQA Exempt Project - CONDITIONAL USE PERMIT - 3059 COFFEY
LN - CUP19-056

BACKGROUND: The project proposes to operate a Cannabis Retail facility (dispensary) with delivery service, selling both medical and adult use products, from an existing 3,520-square foot commercial building.

PROJECT PLANNER: Susie Murray

Ex Parte Disclosures: None.

Staff requested a continuance on behalf of the applicant to a date certain of September 9th, 2021.

A motion was made by Commissioner Okrepkie, seconded by Vice Chair Peterson, to continue the item to a date certain of September 9, 2021.

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter,
Commissioner Duggan and Commissioner Okrepkie

Absent: 1 - Commissioner Holton

- 9.2*** PUBLIC HEARING - VALERO GAS STATION, CEQA Exempt Project -
CONDITIONAL USE PERMIT - 4501 HWY 12 - CUP21-007

BACKGROUND: Conditional Use Permit to allow sale of beer and wine for off-site consumption at the existing Valero gas station.

PROJECT PLANNER: Monet Sheikhal

Ex Parte Disclosures: None.

Project Planner Sheikhalı presented.

Chair Weeks opened and closed the Public Hearing at 4:18 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 12066 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE EXISTING VALERO GAS STATION LOCATED AT 4501 HIGHWAY 12, APN 182-490-016, TO SELL BEER AND WINE FOR OFF-SITE CONSUMPTION - FILE NUMBER CUP21-007

The motion carried by the following vote:

Yes: 4 - Chair Weeks, Commissioner Carter, Commissioner Duggan and Commissioner Okrepkie

No: 1 - Vice Chair Peterson

Absent: 1 - Commissioner Holton

9.3 PUBLIC HEARING - DENSITY BONUS ORDINANCE UPDATE

BACKGROUND: On January 1, 2021 State Government Code Section 65915, Density Bonuses and Other Incentives, as amended by Assembly Bill 2345 (Gonzalez, September 28, 2020), took effect and mandated the update of City Zoning Code Chapter 20-31, Density Bonus and Other Developer Incentives regulation to comply with the following new State density bonus provisions: (1) density bonus increased from 35% to 50% above the maximum general plan land use density; (2) 100% lower income housing development is allowed a 100% density bonus consisting of 80% lower income units and 20% moderate income units; (3) the affordable unit set-aside percentage at which developers can earn density bonus and incentives is reduced; (4) developers receiving four incentives are limited to one development standard waiver unless the City authorizes more; (5) maximum parking

ratios for certain projects within ½ mile of a major transit stop are reduced further; (6) adjustment to the supplemental density bonus tiers to maintain the current total density that may be allowed at 100%.

PROJECT PLANNER: Andy Gustavson

Andy Gustavson, Project Planner, presented.

Chair Weeks opened and closed the Public Hearing at 4:33 p.m.

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

RESOLUTION NO. 12067 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO AMEND CITY ZONING CODE CHAPTER 20-31, DENSITY BONUS AND OTHER DEVELOPER INCENTIVES TO BE CONSISTENT WITH STATE GOVERNMENT CODE SECTION 65915, DENSITY BONUSES AND OTHER INCENTIVES - FILE NUMBER REZ21-003.

The motion carried by the following vote:

Yes: 5 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan and Commissioner Okrepkie

Absent: 1 - Commissioner Holton

10. ADJOURNMENT

Chair Weeks adjourned the meeting at 4:37 p.m.

Approved on: September 23, 2021

S/Mike Maloney, Recording Secretary