



**Planning Commission  
Meeting Minutes - Final**

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Thursday, October 13, 2022

4:30 PM

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

Chair Weeks called the meeting to order at 4:30 p.m.

**Present** 6 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Jeffrey Holton, Commissioner Jeff Okrepkie, and Commissioner Patti Cisco

**Absent** 1 - Commissioner Vicki Duggan

**2. APPROVAL OF MINUTES**

None.

**3. PUBLIC COMMENTS**

None.

**4. COMMISSION BUSINESS**

**4.1 STATEMENT OF PURPOSE**

Chair Weeks read aloud the Statement of Purpose.

**4.2 COMMISSIONER REPORTS**

Commissioner Carter and Chair Weeks presented.

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

None.

**5. DEPARTMENT REPORTS**

Staff Liaison Hartman presented.

**6. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

None.

**7. CONSENT ITEM(S)**

None.

## 8. SCHEDULED ITEM(S)

- 8.1\*** PUBLIC HEARING - BOWDEN ANNEXATION, CEQA EXEMPT PROJECT - ANNEXATION PRE-ZONING - 4646 BADGER RD - ANX21-001

BACKGROUND: A proposal to pre-zone two parcels, including 4646 Badger Road and 999 Middle Rincon Road, for annexation into the City limits.

Project Planner: Monet Sheikhal

Ex Parte Disclosures: None.

Chair Weeks opened and closed the Public Hearing at 4:49 p.m.

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

**RESOLUTION NO. PC-2022-030 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERITES LOCATED AT 4646 BADGER ROAD AND 999 MIDDLE RINCON ROAD INTO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT; FILE NO. ANX21-001.**

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

**Yes:** 6 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

**Absent:** 1 - Commissioner Duggan

- 8.2\*** PUBLIC HEARING - WINKLER ANNEXATION, CEQA EXEMPT PROJECT - ANNEXATION PRE-ZONING - 1600 MANZANITA AVE - ANX21-002

BACKGROUND: Annexation pre-zoning for 1.52-acre lot with and existing single family to allow connection with failing septic system to connect to City sewer and water. No further development is being proposed.

Project Planner: Christian Candelaria

Ex Parte Disclosures: None.

Chair Weeks opened and closed the Public Hearing at 4:57 p.m.

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

**RESOLUTION NO. PC-2022-031 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL PREZONING OF THE PROPERTY LOCATED AT 1600 MANZANITA AVENUE INTO THE RR-40-SR (RURAL RESIDENTIAL – SCENIC ROAD COMBINING DISTRICT) ZONING DISTRICT; FILE NO. ANX21-002.**

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

**Yes:** 6 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

**Absent:** 1 - Commissioner Duggan

**8.3\*** PUBLIC HEARING - SO CO GROW, LLC MICROBUSINESS, CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 1626 PINER RD - CUP21-098

BACKGROUND: Major Conditional Use Permit request to operate a Cannabis - Microbusiness proposed to occupy an existing 4,130 SF building. Proposed uses include: Cultivation - 1,293 SF, Distribution - 1,289 SF, Manufacturing Level 1 (non-volatile) 463 SF, and Retail Dispensary 567 SF.

Project Planner: Christian Candelaria

Ex Parte Disclosures: None.

Chair Weeks opened and closed the Public Hearing at 5:11 p.m.

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

**RESOLUTION NO. PC-2022-032 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR A 4,130 SQUARE-FOOT CANNABIS MICROBUSINESS USE WITHIN AN EXISTING BUILDING LOCATED AT 1626 PINER ROAD; APN: 015-053-051 FILE NUMBER CUP21-098.**

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

**Yes:** 6 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

**Absent:** 1 - Commissioner Duggan

## **9. ADJOURNMENT**

Chair Weeks adjourned the meeting at 5:14 p.m.

Approved on: December 8, 2022

s/Michelle Montoya