



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, January 24, 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 5 - Chair Patti Cisco, Vice Chair Karen Weeks, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

Absent 2 - Commissioner Vicki Duggan, and Commissioner Casey Edmondson

3. APPROVAL OF MINUTES

None.

4. PUBLIC COMMENTS

Duane Dewitt spoke regarding Roseland neighborhood concerns.

5. PLANNING COMMISSIONERS' REPORT

None.

6. DEPARTMENT REPORTS

None.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None

10. PUBLIC HEARINGS

10.1* ROSELAND VILLAGE SUBDIVISION - TENTATIVE SUBDIVISION MAP
- 665 & 883 SEBASTOPOL ROAD - PRJ17-075; MAJ17-006

BACKGROUND: The project proposes a tentative subdivision map to subdivide an existing 7.41-acre site into five lots. The resulting lots are proposed to contain the varying components of the Roseland Village project including market-rate housing, affordable housing, a civic building, a market place, and a public plaza. Design Review of the individual components of the project would occur at a date(s) to be determined in the future.

Bill Rose, Supervising Planner.

UPDATE: ITEM HAS BEEN CONTINUED TO A DATE CERTAIN -
NEXT PLANNING COMMISSION MEETING: FEBRUARY 14, 2018.

Chair Cisco continued item 10.1 to a Date Certain but allowed for comment by present public to be added to the legislative record for future consideration.

Chair Cisco opened the Public Hearing at 4:05 p.m.

Duane Dewitt addressed concerns on the project.

Robert Nellesson addressed concerns on the project.

Chair Cisco closed the Public Hearing at 4:11 p.m.

Item 10.1 was continued to February 14, 2019.

10.2* PUBLIC HEARING - FOX DEN, INC. CONDITIONAL USE PERMIT -
4036 MONTGOMERY DR - CUP18-076

BACKGROUND: Conditional Use Permit application for Fox Den, INC., a medical and adult use retail cannabis dispensary in an existing 1,773 square foot commercial space on a 0.44 acre parcel at 4036-B Montgomery Dr.

Emmanuel Ursu, Planning Consultant.

Ex Parte Disclosures: None.

Staff responded to Commissioner inquiries from prior email correspondence.

The Applicant representative presented.

Chair Cisco opened the Public Hearing at 4:50 p.m.

Don Winkle spoke in opposition to the project.

Pamela Stevens spoke in opposition to the project.

Patrick Brady spoke in opposition to the project.

Glenn Fant spoke in opposition to the project.

Merlin Davis spoke in opposition to the project.

Carlos Perez spoke in opposition to the project.

Matt Wolfinger spoke in opposition to the project.

Ken Noren spoke in opposition to the project.

Levi Leipheimer spoke in opposition to the project.

Nathaniel Raff spoke in opposition to the project.

Shane Bresnyan spoke in opposition to the project.

Jeremiah Kahmoson spoke in opposition to the project.

Michele MacKinnon spoke in opposition to the project.

Huia Clifton-Pope spoke in opposition to the project.

Travis Ebling spoke in opposition to the project.

Rosemarie Rohde spoke in opposition to the project.

William Spita spoke in opposition to the project.

Taylor Greenleaf spoke in opposition to the project.

Gary Blank spoke in opposition to the project.

Mike Schwartz spoke in opposition to the project.

Dave Townsend spoke in opposition to the project.

Craig Lawson spoke in support of the project.

Cassandra Hampl spoke in support of the project.

Jill Brogan spoke in support of the project.

River Foague spoke in support of the project.

Matthew Tucker spoke in support of the project.

Darren Wiemeyer spoke in opposition to the project.

John Houston spoke in support of the project.

Ashley Hall spoke in support of the project.

Eleanor Kuntz spoke in support of the project.

John MacDonald spoke in opposition to the project.

Isabella Decredico spoke in support of the project.

Herb Benham spoke in support of the project.

Sean Brennan spoke in support of the project.

James Randolph spoke in opposition to the project.

Joanna Cedar spoke in support of the project.

Deborah Tsouprake spoke in support of the project.

Nancy Simbaum spoke in support of the project.

John Pitcherelli spoke in support of the project.

Erik Morse spoke in support of the project.

William Spita on behalf of Bay Jones spoke in opposition to the project.

Kevin Barrett spoke in opposition to the project.

Jesus spoke in opposition to the project.

Selena Allen spoke in opposition to the project.

Karen Bentley spoke in support of the project.

Anthony Keaton spoke in opposition to the project.

Meghan Hernandez spoke in opposition to the project.

Chair Cisco closed the Public Hearing at 6:08 p.m.

The Applicant representative responded to the Public Hearing concerns.

Staff responded to the Public Hearing concerns.

Staff and the Applicant representative responded to Commissioner inquiries.

The meeting went into recess at 6:35 p.m.

The meeting reconvened at 6:43 p.m.

Staff continued to respond to Commissioner inquiries.

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

RESOLUTION NO. 11935 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR FOX DEN, INC. TO OPERATE A CANNABIS RETAIL (DISPENSARY) AND DELIVERY BUSINESS, WITHIN AN EXISTING BUILDING LOCATED AT 4036-B MONTGOMERY DRIVE; ASSESSOR'S PARCEL NO. 013-284-012; FILE NO. CUP18-076.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

Absent: 2 - Commissioner Duggan and Commissioner Edmondson

10.3* PUBLIC HEARING - BIOBLOOM VENTURES CONDITIONAL USE PERMIT - 252 COLGAN AVE - CUP18-072

BACKGROUND: Conditional Use Permit application for BioBloom Ventures., a medical and adult use cannabis retail dispensary and delivery, cultivation, manufacturing and distribution microbusiness in an existing 4,970 square foot building on a 19,633 square foot parcel at 252 Colgan Ave.

Emmanuel Ursu, Planning Consultant.

Ex Parte Disclosures: None.

The Applicant representative presented.

Chair Cisco opened the Public Hearing at 7:33 p.m.

Ana inquired about the project.

Van spoke in support of the project.

Julie Roff spoke in support of the project.

Chair Cisco closed the Public Hearing at 7:39 p.m.

The Applicant representative responded to Public Hearing inquiries.

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

RESOLUTION NO. 11936 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR BIOBLOOM VENTURES TO OPERATE A CANNABIS MICROBUSINESS WITH ADULT AND MEDICINAL USE RETAIL (DISPENSARY) AND DELIVERY, CULTIVATION, MANUFACTURING AND DISTRIBUTION WITHIN AN EXISTING BUILDING LOCATED AT 252 COLGAN AVE.; ASSESSOR'S PARCEL NO. 044-011-052; FILE NO. CUP18-072.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

Absent: 2 - Commissioner Duggan and Commissioner Edmondson

10.4* HUMANITY WELLNESS CONDITIONAL USE PERMIT - 3791 CLEVELAND AVENUE - CUP18-049

BACKGROUND: Conditional Use Permit application by Humanity of Santa Rosa for Humanity Wellness, a medical and adult use retail cannabis dispensary with delivery in an existing 2,000 square foot building on a 1.2-acre parcel at 3791 Cleveland Avenue, APN: 148-041-028.

Gary Broad, Planning Consultant.

Ex Parte Disclosures: None.

The Applicant representative presented and responded to Commissioner inquires.

Chair Cisco opened and closed the Public Hearing at 8:16 p.m.

The Applicant responded to additional Commissioner inquiries.

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

RESOLUTION NO. 11937 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR HUMANITY WELLNESS, A MEDICAL AND ADULT USE RETAIL CANNABIS DISPENSARY WITH DELIVERY AND ON-SITE CONSUMPTION IN AN EXISTING 2,000 SQUARE FOOT BUILDING AT 3791 CLEVELAND AVENUE; APN: 148-041-028; FILE NUMBER CUP18-049.

The motion carried by the following vote:

Yes: 5 - Chair Cisco, Vice Chair Weeks, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

Absent: 2 - Commissioner Duggan and Commissioner Edmondson

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 8:26 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, February 14th, 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.