

**CITY OF SANTA ROSA PLANNING COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, MAY 26, 2016**

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Commissioners present: Chair Cisco, Vice Chair Stanley, Crocker, Dippel, Edmondson. Absent: Commissioners Duggan and Groninga.

**3. APPROVAL OF MINUTES**

The Commission approved the May 12, 2016 Regular Meeting Minutes as submitted.

**4. PUBLIC APPEARANCES**

Duane DeWitt spoke regarding the Roseland annexation: Contaminated land along Sebastopol Road Corridor; Community engagement; Collaboration between the City County, Environmental Protection Agency; Citizen involvement; Grants, sustainable communities; He requested continuance for Item No. 10.

Janice Seivert, West Avenue – Does not remember a neighborhood meeting for the Redwood Gospel Mission, the huge project will impact the neighborhood and nearby schools; equitable distribution throughout the City is better than the huge project in one area.

**5. PLANNING COMMISSIONER’S REPORT - None**

**6. DEPARTMENT REPORT**

Deputy Director of Planning and Economic Development, Clare Hartman:

Upcoming Planning Commission Items:

Draft Environmental Impact Report and Draft Specific Plan – Roseland

Recent Council Items:

Council recently approved the Stony Point Village Rezoning

Speers Road Rezoning

Council Public Hearing – Reimagining CityBus Draft Plan

Upcoming Council Items:

Housing Report Series #5 – Housing Action Plan, will be posted online, and is scheduled for the June 7, 2016 Council meeting.

June 14- Professional Services Agreement – South East Greenway General Plan Amendment Environmental Impact Report

Cannabis Cultivation/Medical Marijuana

The City's website will be updated, and the Planning Commission will be updated regarding medical cannabis applications, and on the recent Medical marijuana Council Subcommittee meeting. The subcommittee is working on a comprehensive policy, interim uses, and a Zoning Code interpretation process.

Planning Commission Work Plan

A Planning Commission Work Plan check-in will occur in June for the new fiscal year.

**7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

Commissioner Stanley abstained from Item No. 9; the applicant is a client of his firm.

**8. CONSENT - None**

**9. PUBLIC HEARING – ROCK STAR UNIVERSITY - CONDITIONAL USE PERMIT, 3410 INDUSTRIAL DRIVE, FILE NO. CUP16-005**

Conditional Use Permit to allow sale of wine and beer within a 3,100 square-foot existing entertainment assembly facility on a 40,311 square foot parcel in an IL (Light Industrial) zoning district and Light Industry General Plan designation.

Ex-Parte Disclosures:

Commissioner Dippel visited site and has no new information; Commissioners Cisco, Crocker, and Edmonson had nothing to disclose.

Senior Planner Patrick Streeter provided the staff report and responded to questions from Commissioners.

Applicant Anthony Piazza gave a brief presentation.

**PUBLIC HEARING**

- Chair Cisco opened the public hearing at 4:27
- Seeing no one wishing to speak, Chair Cisco closed the public hearing at 4:27 p.m.

**MOVED** by Commissioner Dippel and seconded by Commissioner Crocker  
**CARRIED** 4-0-1-2 (Commissioners Cisco, Crocker, Dippel, Edmondson voting Aye, Commissioner Stanley abstaining, and Commissioners Duggan and Groninga absent) to waive reading of the text and adopt:

**RESOLUTION NO. 11768 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR**

**THE SALE OF ALCOHOL AT ROCK STAR UNIVERSITY – LOCATED AT  
3410 INDUSTRIAL DRIVE; APN: 015-650-042; FILE NUMBER CUP16-005**

**10. PUBLIC HEARING – REDWOOD GOSPEL MISSION – MITIGATED  
NEGATIVE DECLARATION/GENERAL PLAN AMENDMENT/CONDITIONAL  
USE PERMIT, LOCATED AT 270-275-280 ROBERTS AVENUE, GPAM14-001  
& CUP14-004**

Application for a General Plan Amendment (Downtown Station Area Specific Plan) and a Conditional Use Permit for the Redwood Gospel Mission 24-Hour Care and Rehabilitation Campus, along with an Initial Study/ Proposed Mitigated Negative Declaration.

Chair Cisco opened meeting. Clare Hartman, Deputy Director of Planning and Economic Development reported that the public has requested continuance for to extend the public comment period, and June 23, 2016 is the next available date. In addition, the City has received a letter from Caltrans, and needs time to provide a proper response. Staff recommends to either: 1.) Continue to a date certain, 2.) Hear item and then Continue, or 3.) Open item for people wishing to speak, and do staff presentation, public hearing, discussion, and then Continue the public hearing.

**PUBLIC HEARING**

- Chair Cisco opened the public hearing at 4:37 for comments pertaining to continuance only.
- Jean Kapolchok requested continuance to the first meeting in July, to give the applicant time to host a neighborhood meeting.
- Duane DeWitt requested continuance to July, so that the applicant can dialogue with the community.
- Spring Maxfield requested continuance so the community has more information.
- Jeff Gilman, Executive Director of Redwood Gospel Mission – requested continuance to June 23.
- Cliff Wiggum requested continuance to July.
- Seeing no one else wishing to speak, Chair Cisco closed the public hearing at 4:43 p.m.

Following Commission discussion, it was **MOVED** by Vice Chair Stanley and seconded by Commissioner Crocker and **CARRIED** 5-0-2 (Chair Cisco and Commissioners Stanley, Crocker, Dippel, Edmondson voting Aye; Commissioners Duggan and Groninga absent) to continue Item No. 10 to a date uncertain.

**11. ADJOURNMENT**

Chair Cisco adjourned the meeting to the next regularly scheduled Planning Commission meeting to be held on Thursday, June 9, 2016 at 4:00 p.m.

Approved on:

APPROVED:

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Clare Hartman, Executive Secretary