



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Draft

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Thursday, August 13, 2020

4:00 PM

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### 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 Charles Carter, Commissioner Vicki Duggan, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

#### 3. APPROVAL OF MINUTES

3.1 July 9, 2020 - Draft Minutes

Approved as submitted.

#### 4. PUBLIC COMMENTS

None.

#### 5. PLANNING COMMISSIONERS' REPORT

None.

#### 6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

#### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

#### 8. REPORT ITEMS

8.1 REPORT - DOWNTOWN STATION AREA SPECIFIC PLAN- ST18-002

BACKGROUND: The project includes an update of the Downtown Station Area Specific Plan consisting of goals, policies, standards, guidelines, and diagrams to guide the future development of the Planning Area. The Proposed Plan will legally function as a Specific

Plan for regulating land use and coordinating the provision of public services and infrastructure.

RECOMMENDATION: To hear a summary presentation of the Draft Downtown Station Area Specific Plan

Presented by Amy Lyle, Supervising Planner.

Staff and EIR consultants responded to Commissioner inquiries.

Commissioners commented on the report.

Greg Parker spoke regarding the project.

Bobbi Lopez spoke regarding the project.

Staff addressed the Public Comment.

Pamela Roberts spoke regarding the project.

Staff addressed the additional Public Comment.

**Note** Chair Cisco recessed the meeting at 4:42 p.m. and reconvened at 4:52 p.m.

## 9. CONSENT ITEMS

None.

## 10. PUBLIC HEARINGS

**10.1** PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN  
SUBSEQUENT ENVIRONMENTAL IMPACT REPORT - ST18-002

BACKGROUND: The project includes an update of the Downtown

Station Area Specific Plan consisting of goals, policies, standards, guidelines, and diagrams to guide the future development of the Planning Area. The Proposed Plan will legally function as a Specific Plan for regulating land use and coordinating the provision of public services and infrastructure.

Presenter: Amy Lyle, Supervising Planner.

Amy Lyle, Supervising Planner, and EIR Consultants presented and responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 6:15 p.m.

Pamela Roberts inquired on the item.

Chair Cisco closed the Public Hearing at 6:18 p.m.

Consultants responded to Public Hearing comments.

Commissioners commented on the item.

Chair Cisco closed the item.

**10.2\*** PUBLIC HEARING - SGI SANTA ROSA LLC dba AUTHENTIC 707 - ADULT USE COMMERCIAL CANNABIS RETAIL DISPENSARY (TYPE10) AND DELIVERY - CONDITIONAL USE PERMIT - 3175 RANGE AVE - CUP19-102

BACKGROUND: Conditional Use Permit application to allow an adult use commercial cannabis retail dispensary (Type 10) use within an existing ± 3,500 sq. ft. building, and to include cannabis delivery use. Proposed retail hours of operation are 9:00 AM - 9:00 PM daily. The project also requests a parking reduction of 2 spaces, from fourteen (14) to twelve (12) parking spaces.

Presenter: Mike Wixon, Contract Planner.

Ex Parte Disclosures: None.

Presented by Mike Wixon, Contract Planner.

Staff responded to Commissioner inquiries.

Eric Lightman, applicant representative, presented.

Chair Cisco opened and closed the Public Hearing at 7:17 p.m.

After the motion - discussion ensued regarding offsite trash - the motion had a friendly amendment proposed by Commissioner Okrepkie to reflect the conversation. The motion and second accepted the friendly amendment.

Commissioners commented.

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

**RESOLUTION 12019 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR SGI SANTA ROSA, LLC, dba AUTHENTIC 707, A COMMERCIAL ADULT USE CANNABIS RETAIL USE (DISPENSARY) AND DELIVERY USE IN AN EXISTING 3,500 SQUARE FOOT BUILDING, INCLUDING DISPLAY AND SALE OF CANNABIS-RELATED PARAPHERNALIA AND EDIBLE PRODUCTS, AND INCLUDING A MINOR PARKING REDUCTION OF TWO (2) SPACES - LOCATED AT 3175 RANGE AVENUE, APN: 015710-020; FILE NUMBER CUP19-102.**

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

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

**10.3\*** PUBLIC HEARING - STARBUCKS RE-USE, EXEMPT PROJECT -  
CONDITIONAL USE PERMIT - 2527 GUERNEVILLE RD - CUP20-010  
- ITEM CONTINUANCE REQUESTED

BACKGROUND: This is an application to relocate an existing coffee

shop across the shopping center to occupy an approximately 2,400 SF portion an existing 3,404 SF commercial building that was formerly operated as a bank with drive-through service.

Presenter: Conor McKay, City Planner.

NOTE: THIS ITEM IS BEING CONTINUED TO A DATE CERTAIN OF 8.27.2020

Item continued to a date uncertain.

**A motion was made by Vice Chair Weeks, seconded by Commissioner Peterson, to continue the item to a date uncertain.**

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

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

## **11. ADJOURNMENT**

Chair Cisco adjourned the meeting at 7:35 p.m.

**Approved on: August 27, 2020**

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**Mike Maloney, Recording Secretary**