



# 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, September 12, 2019

4:00 PM

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### 1. CALL TO ORDER

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

### 2. ROLL CALL

**Present** 6 - Chair Patti Cisco, Vice Chair Karen Weeks, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Akash Kalia, and Commissioner Jeff Okrepkie

**Absent** 1 - Commissioner Julian Peterson

### 3. APPROVAL OF MINUTES

3.1 August 22, 2019 - Draft Minutes

Approved as submitted.

### 4. PUBLIC COMMENTS

None.

### 5. PLANNING COMMISSIONERS' REPORT

None.

### 6. DEPARTMENT REPORTS

Jessica Jones, Supervising Planner, presented.

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioners Kalia and Okrepkie abstained from item 10.1.

### 8. STUDY SESSION

None.

## 9. CONSENT ITEMS

### 9.1 SKYFARM UNIT 3 EXTENSION - EXTENSION REQUEST - 3875 AND 3925 SAINT ANDREWS DR - EXT18-0048 AND EXT17-0055

BACKGROUND: Third and fourth discretionary one-year extensions of time for Skyfarm Unit 3 Tentative Map to subdivide an approximately 10.42-acre site into 30 single-family residential lots and three common parcels. Approval of the two requested extensions of time along with application of City of Santa Rosa ordinance ORD-2019-001 will allow the applicant until August 11, 2020, to record the Final Map.

Presented by: Shari Meads, City Planner.

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

**RESOLUTION NO. 11979 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE SKYFARM UNIT 3 TENTATIVE MAP LOCATED AT 3875 AND 3925 SAINT ANDREWS DRIVE, ASSESSOR'S PARCEL NUMBERS 173-760-062, 173-760-038, FILE NUMBER EXT17-0055**

and

**RESOLUTION NO 11980 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE SKYFARM UNIT 3 TENTATIVE MAP LOCATED AT 3875 AND 3925 SAINT ANDREWS DRIVE, ASSESSOR'S PARCEL NUMBERS 173-760-062, 173-760-038, FILE NUMBER EXT18-0049**

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

**Yes:** 6 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

**Absent:** 1 - Commissioner Peterson

## 10. PUBLIC HEARINGS

### 10.1\* GREEN PEN DISPENSARY - CONDITIONAL USE PERMIT - 353 COLLEGE AVE - CUP18-080

BACKGROUND: Use Permit for a medical and adult-use cannabis retail dispensary with delivery, within an existing 2,943 square-foot building. The project also includes a parking reduction consisting of six on-site spaces, and six off-site employee garage parking passes. The application has been filed by Green Pen LLC. File Number - CUP18-080.

Presented by: Adam Ross, City Planner.

Ex Parte Disclosures: None.

Adam Ross, City Planner, presented and showed video submissions for the record.

Applicant representatives presented.

Chair Cisco opened the Public Hearing at 4:48 p.m.

Steve Kavalli spoke in opposition to the project.

Katheryn Hodges spoke in support of the project with concerns.

Tamara Stanley spoke in opposition to the project.

Bryan Much spoke in opposition to the project.

Ken Pasek spoke in opposition of the project.

Matt Shields spoke in opposition to the project.

Jon Phillips spoke in opposition to the project.

Dennis Hunter spoke in support of the project.

Joanna Cedar spoke in support of the project.

Judy Depenau spoke in opposition to the project.

Mark Parry spoke in opposition to the project.

Bryan Mischke spoke in opposition to the project.

Chris Grabill spoke in support of the project.

Hans Dippel spoke in opposition to the project.

Chair Cisco closed the Public Hearing at 5:21 p.m.

Applicant representatives responded to the Public Hearing concerns.

Staff and the applicant representatives responded to Commissioner inquires.

Chair Cisco recessed the meeting at 5:53 p.m.

Chair Cisco reconvened the meeting at 6:22 p.m.

Staff and applicant representatives addressed the Commission with potential changes and conditions to the item.

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

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR GREEN PEN, LLC, A MEDICAL AND ADULT USE RETAIL CANNABIS DISPENSARY WITH DELIVERY IN A 2,943 SQUARE FOOT BUILDING, AND APPROVING REDUCED ON-SITE PARKING AT 353 COLLEGE AVE; APN: 180-750-046; FILE NUMBER CUP18-080.**

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

**Yes:** 2 - Chair Cisco and Vice Chair Weeks

**No:** 2 - Commissioner Carter and Commissioner Duggan

**Absent:** 1 - Commissioner Peterson

**Abstain:** 2 - Commissioner Kalia and Commissioner Okrepkie

**10.2** OBJECTIVE DESIGN STANDARDS FOR STREAMLINED AND MINISTERIAL RESIDENTIAL DEVELOPMENTS - REZONING ZONING TEXT AMENDMENT - CITYWIDE - REZ19-009

**BACKGROUND:** The purpose of the Objective Design Standards for Streamlined and Ministerial Residential Developments (Standards) is to prepare and adopt clear and objective design standards that respond to recent State legislation that requires a ministerial process for housing developments including Senate Bill 35 (SB 35) and Assembly Bill 2162 (AB 2162). The City is subject to SB35 and AB2162, which means that an eligible project within the City must be streamlined and shall not be subject to discretionary review (e.g.: Conditional Use Permit, Design Review and/or Landmark Alteration Permit). The Standards are sourced from the City's Design Guidelines, which address residential and non-residential development. The proposed Standards aim to incorporate the intent of the Santa Rosa Design Guidelines to the greatest extent possible, while complying with the intent of State legislation to facilitate the construction of housing in Santa Rosa.

The Planning Commission's role is to make a recommendation on the proposed Standards to the City Council as the Standards will be codified into the City's Zoning Code, for which the Commission has the recommendation authority.

Presented by: Amy Nicholson, Senior Planner.

The Commission discussed the item.

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

**RESOLUTION NO. 11981 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A ZONING CODE TEXT AMENDMENT TO ADD CITY CODE CHAPTER 20-39 TO CREATE OBJECTIVE DESIGN**

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**STANDARDS FOR SPECIFIED RESIDENTIAL HOUSING DEVELOPMENTS -  
FILE NUMBER REZ19-019.**

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

**Yes:** 6 - Chair Cisco, Vice Chair Weeks, Commissioner Carter,  
Commissioner Duggan, Commissioner Kalia and Commissioner  
Okrepkie

**Absent:** 1 - Commissioner Peterson

**10.3\*** RESPONSIBLE PATIENT CARE, INC. DBA SPARC CANNABIS  
RETAIL (DISPENSARY) AND DELIVERY - CONDITIONAL USE  
PERMIT - 1061 N DUTTON AVE - CUP19-034

BACKGROUND: Conditional Use Permit application to allow the expansion of an existing commercial Cannabis Retail (Dispensary) use from 491 sq. ft. to ± 3,297 sq. ft., and to allow the addition of Cannabis Delivery use. Proposed hours of operation are 9:00 AM - 9:00 PM daily.

Presented by: Andrew Trippel, City Planner.

Ex Parte Disclosures: None.

Andrew Trippel, City Planner, presented.

An applicant representative presented.

Staff revised comments regarding late correspondence.

Chair Cisco opened and closed the Public Hearing at 7:27 p.m.

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

**RESOLUTION NO. 11982 ENTITLED: RESOLUTION OF THE PLANNING  
COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL  
USE PERMIT FOR RESPONSIBLE PATIENT CARE INC. dba SPARC,  
EXPANSION OF A COMMERCIAL CANNABIS RETAIL (DISPENSARY) USE  
IN 3,300 SQUARE FEET OF AN EXISTING BUILDING, INCLUDING DISPLAY**

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**AND SALE OF CANNABIS-RELATED PARAPHERNALIA, AND ADDITION OF COMMERCIAL CANNABIS DELIVERY USE - LOCATED AT 1061 N. DUTTON AVE., APN: 010-441-012; FILE NUMBER CUP19-034.**

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

**Yes:** 6 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

**Absent:** 1 - Commissioner Peterson

**10.4\*** PHENOTOPIA CANNABIS RETAIL (DISPENSARY) AND DELIVERY - CONDITIONAL USE PERMIT - 443 DUTTON AVE, #11 - CUP18-057

BACKGROUND: Major Conditional Use Permit to allow a ± 2,172 square-foot commercial cannabis Retail (Dispensary) and Delivery use in Dutton Plaza Shopping Center, Unit 11. Proposed hours of operation are 9:00 AM - 9:00 PM daily.

Presented by Andrew Trippel, City Planner.

Ex Parte Disclosures: None.

Andrew Trippel, City Planner, presented.

An applicant representative presented.

Chair Cisco opened the Public Hearing at 8:02 p.m.

Johnny Nolen spoke in favor of the project.

Josh Ining spoke in favor of the project.

Felix Figueroa spoke in favor of the project.

Chair Cisco closed the Public Hearing at 8:06 p.m.

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

**RESOLUTION NO. 11983 ENTITLED: RESOLUTION OF THE PLANNING**

**COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR PHENOTOPIA DISPENSARY, A COMMERCIAL CANNABIS RETAIL (DISPENSARY) AND DELIVERY USE IN 2,172 SQUARE FEET OF AN EXISTING BUILDING - LOCATED AT 443 DUTTON AVE., UNIT 11; APN: 125-111-039; FILE NUMBER CUP18-057.**

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

**Yes:** 6 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

**Absent:** 1 - Commissioner Peterson

## **11. ADJOURNMENT**

Chair Cisco adjourned the meeting at 8:10 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, September 26, 2019 at 4:00 p.m.