



## Planning Commission Meeting Minutes - Draft

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Wednesday, November 16, 2022

4:30 PM

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### 1. CALL TO ORDER AND ROLL CALL

Vice Chair Peterson called this meeting to order at 4:31 p.m.

**Present** 5 - Vice Chair Julian Peterson, Commissioner Charles Carter,  
Commissioner Vicki Duggan, Commissioner Jeff Okrepkie, and  
Commissioner Patti Cisco

**Absent** 2 - Chair Karen Weeks, and Commissioner Jeffrey Holton

### 2. COMMISSION BUSINESS

None.

#### 2.1 STATEMENT OF PURPOSE

Vice Chair Peterson read aloud the Statement of Purpose

### 3. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

### 4. STAFF BRIEFING

#### 4.1 STAFF BRIEFING - DOWNTOWN DEVELOPMENT, PENDING DEVELOPMENT AND HOUSING MAP PORTALS AND DASHBOARDS

BACKGROUND: Staff will provide an update on the development of data dashboards specific to the construction of new housing units, a map portal displaying the status of private development projects and City sponsored enhancements within the Downtown Station Area, as well as an update on a Citywide Pending Development map portal and dashboard.

Presented By: Amy Nicholson, Jessica Jones, Gabe Osburn, and  
Nicole Del Fiorentino

Deputy Director Osburn, Deputy Director Jones, Supervising

Planner Nicholson, HCS Manager Del Fiorentino, and Quality Control Associate Damron presented.

Staff responded to Commissioner inquiries.

## 5. SCHEDULED ITEM(S)

### 5.1 PUBLIC HEARING - NEBRINA SANTA ROSA, CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 3401 CLEVELAND AVE, #1 - CUP22-021

BACKGROUND: Major Conditional Use Permit to reoccupy 2,016 sf of existing storefront commercial building with a cannabis Retailer Dispensary use (Type 10). Sales will occur between 9 am and 9 pm, seven days a week.

Project Planner: Monet Sheikhali

Ex Parte Disclosures: None.

Project Planner Sheikhali presented.

Applicant Representatives presented.

Vice Chair Peterson opened the Public Hearing at 5:06 p.m.

Brian Hair spoke in support of the project.

Vice Chair Peterson closed the Public Hearing at 5:09 p.m.

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

**RESOLUTION NO. PC-2022-033 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR NEBRINA TO ALLOW A (TYPE 10) COMMERCIAL CANNABIS RETAIL (DISPENSARY) USE WITHIN AN EXISTING 2,016-SQUARE-FOOT BUILDING LOCATED AT 3401 CLEVELAND AVENUE, SUITE 1; ASSESSOR'S PARCEL NO. 148-070-017; FILE NO. CUP22-021.**

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

**Yes:** 5 - Vice Chair Peterson, Commissioner Carter, Commissioner Duggan,  
Commissioner Okrepkie and Commissioner Cisco

**Absent:** 2 - Chair Weeks and Commissioner Holton

**6. ADJOURNMENT**

Vice Chair Peterson adjourned the meeting at 5:14 p.m.

Approved on: December 8, 2022

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Lani Buckheit, Recording Secretary