



**Planning Commission  
Meeting Minutes - Draft**

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Thursday, May 13, 2021

4:00 PM

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**1. CALL TO ORDER AND ROLL CALL**

Chair Weeks called the meeting to order at 4:05 p.m.

**Present** 7 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, Commissioner Jeff Okrepkie, and Commissioner Akash Kalia

**2. STUDY SESSION**

None.

**3. APPROVAL OF MINUTES**

None.

**4. PUBLIC COMMENTS**

None.

**5. COMMISSION BUSINESS**

**5.1 STATEMENT OF PURPOSE**

**5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS**

Chair Weeks reported on the Subdivision Committee.

**5.3 COMMISSIONER REPORTS**

Chair Weeks reported.

**5.4 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)**

None.

**6. DEPARTMENT REPORTS**

Bill Rose, Interim Deputy Director Rose, reported.

**7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

Commissioner Okrepkie abstained from 9.1 due to potential financial bias.

## 8. CONSENT ITEMS

None.

## 9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

- 9.1\* PUBLIC HEARING - SUNSTONE ADVISORS, INC., Mitigated Negative Declaration - CONDITIONAL USE PERMIT - 330 YOLANDA AVE - CUP18-070

BACKGROUND: The Sunstone Advisors, Inc. cannabis facility project requests Major Conditional Use Permit to allow the operation of a proposed 5,893 square foot cannabis facility with on-site land uses consisting of Cannabis Retail (Dispensary) and Delivery with on-site consumption (4,279 sf), Cannabis Cultivation (469 sf), Cannabis Manufacturing - Level 1 (non-volatile) (889 sf), and Cannabis Distribution (256 sf). Cannabis Retail (Dispensary) hours of operation would be 9:00 a.m. to 9:00 p.m. The proposed project consists of up to approximately eight employees.

PRESENTING PLANNER: Monet Sheikhali

Commissioner Okrepiek left the virtual meeting at 4:15 p.m.

Ex Parte Disclosures: None

The project Planner Monet Sheikhali and an Applicant representative presented.

Chair Weeks opened and closed the Public Hearing at 4:30 p.m.

Staff and the Applicant team responded to Commissioner inquiries.

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

**RESOLUTION NO. 12053 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR SUNSTONE ADVISORS INC TO OPERATE A COMMERCIAL CANNABIS RETAIL (DISPENSARY) WITH DELIVERY AND ON-SITE CONSUMPTION, CANNABIS MANUFACTURING LEVEL 1**

**(NON-VOLATILE), CANNABIS CULTIVATION, AND CANNABIS DISTRIBUTION WITHIN 5,893 SQUARE FEET OF A PROPOSED NEW 8,441 SQUARE FOOT BUILDING LOCATED AT 358 YOLANDA AVENUE; ASSESSOR'S PARCEL NOS. 044-072-007 AND 044-072-008; FILE NO. CUP18-070.**

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

**Yes:** 6 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Duggan, Commissioner Holton and Commissioner Kalia

**Abstain:** 1 - Commissioner Okrepkie

**9.2\*** PUBLIC HEARING - STONY POINT WELLNESS, EXEMPT PROJECT - CONDITIONAL USE PERMIT - 411 STONY POINT RD - CUP20-066

BACKGROUND: Proposal to operate a medicinal and adult-use retail cannabis dispensary and delivery service in an existing 2,270 square-foot commercial space in the Stony Point Shopping Center. The project qualifies for a Class 1 and Class 3 Categorical Exemption under the California Environmental Quality Act (CEQA).

PRESENTING PLANNER: Adam Ross

Commissioner Okrepkie returned to the virtual meeting.

Ex Parte Disclosures: None.

Project Planner Adam Ross and an Applicant representative presented.

Chair weeks opened and closed the Public Hearing at 4:57 p.m.

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

**RESOLUTION NO. 12054 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR STONY POINT WELLNESS TO OPERATE A CANNABIS RETAIL (DISPENSARY) AND DELIVERY BUSINESS WITHIN A 2,270-SQUARE-FOOT TENANT SPACE, LOCATED AT 411 STONY POINT ROAD ASSESSOR'S PARCEL NO. 146-040022 - FILE NUMBER CUP20-066.**

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

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

**10. ADJOURNMENT**

Chair Weeks adjourned the meeting at 5:05 p.m. to the next  
regularly scheduled meeting.

\*Ex parte communication disclosure required.