



**Planning Commission
Meeting Minutes - Final**

Thursday, May 13, 2021

4:00 PM

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.

Approved on: June 10, 2021

S/Michael Maloney
Recording Secretary