



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Final

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

**Absent** 1 - Vice Chair Karen Weeks

### 3. APPROVAL OF MINUTES

3.1 November 14, 2019 - Draft Minutes

Approved as submitted.

### 4. PUBLIC COMMENTS

None.

### 5. PLANNING COMMISSIONERS' REPORT

None.

### 6. DEPARTMENT REPORTS

None.

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Peterson abstained from item 10.1.

### 8. STUDY SESSION

None.

### 9. CONSENT ITEMS

None.

## 10. PUBLIC HEARINGS

### Commissioner Peterson exited Council Chamber at 4:01 p.m.

- 10.1\*      GIFFEN 2 FLEXMOD - CONDITIONAL USE PERMIT - 2715  
              GIFFEN AVE - CUP19-083

BACKGROUND: Major Conditional Use Permit to allow a commercial Cannabis Manufacturing - Level 2 (volatile) (Type 7) use in a 480 square-foot FlexMOD unit located adjacent to Building 2 in the Giffen Avenue light industrial park.

Presented by: Andrew Trippel, City Planner

Ex Parte Disclosures: None.

Andrew Trippel, City Planner, Presented.

Chair Cisco opened and closed the Public Hearing at 4:09 p.m.

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

**RESOLUTION NO. 11993 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR A COMMERCIAL CANNABIS MANUFACTURING – LEVEL 2 (VOLATILE) USE IN A FLEXMOD UNIT - LOCATED AT 2715 GIFFEN AVENUE; APN: 010-450-008 FILE NUMBER CUP18-035.**

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

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

**Absent:** 1 - Vice Chair Weeks

**Abstain:** 1 - Commissioner Peterson

**Commissioner Peterson returned to Council Chamber at 4:12 p.m.**

**10.2\*** GREEN QI, LLC, CONDITIONAL USE PERMIT - 925 PINER RD - CUP18-056

BACKGROUND: The project proposes to operate a Cannabis Microbusiness, including Cannabis Retail (dispensary) selling both medical and adult use products, with delivery service and onsite consumption; Cannabis Manufacturing Level 1 (non-volatile) for which a Zoning Clearance has already been issued; and Cannabis Distribution. The business will operate from an existing 4,185-square foot commercial building located at 925 Piner Road.

Presented by Susie Murray, Senior Planner.

Ex Parte Disclosures: None.

Susie Murray, Senior Planner, presented and Staff responded to Commissioner inquiries.

An Applicant representative presented and representatives responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 4:30 p.m.

Clay Taylor spoke in support of the project.

Chair Cisco closed the Public Hearing at 4:32 p.m.

Staff and the Applicant representative responded to Commissioner inquiries.

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

**RESOLUTION 11994 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE GREEN QI, A 4,185-SQUARE FOOT CANNABIS MICROBUSINESS, TO BE LOCATED AT 925 PINER ROAD; FILE NUMBER CUP18-056.**

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

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

**Absent:** 1 - Vice Chair Weeks

**10.3\*** OLD DOMINION FREIGHT - PLANNING PROJECT - 2960  
DUTTON AVE - PRJ18-043

BACKGROUND: Major Zoning Variance for additional outdoor lighting height and Minor Use Permit for a new truck and freight transfer terminal site improvements and a secured yard. The proposed building will be a total of 17,695 sf and will have 34 dock doors on 8.45 acres. The proposed yard will have 224,901 sf of paving for maneuvering and parking of trailers. The yard will have an estimated 8-10 truck trips per day, with 2 line-haul doubles per day. Operation will be 7 days a week.

Presented by: Adam Ross, City Planner

Ex Parte Disclosures: None.

Adam Ross, City Planner, presented and responded to Commissioner inquiries.

Applicant representatives presented and responded to Commissioner inquiries.

Chair Cisco opened and closed the Public Hearing at 5:08 p.m.

Staff responded to Commissioner inquiries.

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

**RESOLUTION NO. 11995 ENTITLED: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A SECOND ADDENDUM TO THE MITIGATED NEGATIVE DECLARATION FOR THE DUTTON AVENUE INDUSTRIAL BUILDINGS LOCATED AT 2960 DUTTON AVENUE – ASSESSOR’S PARCEL NUMBER**

**043-134-051, FILE NUMBER PRJ18-043.**

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

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

**Absent:** 1 - Vice Chair Weeks

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

**RESOLUTION NO. 11996 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A ZONING VARIANCE FOR 30-FOOT LIGHT STANDARDS, EXCEEDING THE AMOUNT ALLOWED BY CITY CODE BY 16 FEET FOR THE SAFE OPERATION OF A TRUCK AND FREIGHT TERMINAL LOCATED AT 2960 DUTTON AVENUE - FILE NUMBER ZV18-003.**

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

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

**Absent:** 1 - Vice Chair Weeks

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

**RESOLUTION NO. 11997 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR OLD DOMINION FREIGHT TO OPERATE A TRUCK AND FREIGHT TERMINAL WITH A 4% PARKING REDUCTION IN A NEW 17,695 SQUARE-FOOT INDUSTRIAL BUILDING, ON AN 8.45 ACRE PARCEL, LOCATED AT 2960 DUTTON AVENUE; ASSESSOR'S PARCEL NO. 043-134-053; FILE NO. PRJ18-043 (CUP18-112).**

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

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

**Absent:** 1 - Vice Chair Weeks

## **11. ADJOURNMENT**

Chair Cisco adjourned the meeting at 5:19 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, January 9, 2020 at 4:00 p.m

Approved on: January 23, 2020

S/ Mike Maloney, Recording Secretary