



# 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, November 9, 2017

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 Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, Board Member Julian Peterson, and Board Member Karen Weeks

**Absent** 1 - Board Member Peter Rumble

### 3. APPROVAL OF MINUTES

September 28, 2017 Draft Minutes

Approved as submitted.

### 4. PUBLIC COMMENTS

Chair Cisco opened and closed public comments at 4:02 p.m.

### 5. PLANNING COMMISSIONERS' REPORT

Chair Cisco continued Item 8.4 to the December 14th Planning Commission meeting.

Commissioner Duggan commemorated former Commissioner Faber and his untimely passing.

Commissioner Groninga reported on the Subdivision Committee and the unanimous votes on both items.

Commissioners acknowledged the recent fire disaster, staff appreciation and discussed the Planning Commissions role moving forward.

### 6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

## 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Vice Chair Edmondson is abstaining from item 8.1 and 8.3

## 8. PUBLIC HEARINGS

### 8.1\* PUBLIC HEARING - VERIZON WIRELESS SANTA ROSA JC TEMPORARY SITE, - CONDITIONAL USE PERMIT - 1599 CLEVELAND AVE - CUP17-047

BACKGROUND: Construct an approximately 59-foot tall, temporary telecommunications tower, in the parking lot of 1599 Cleveland Avenue. The applicant is requesting the cellular tower be installed for a two-year period

Susie Murray, City Planner.

Ex Parte Disclosure: None

Chair Cisco opened and closed the public hearing at 4:29 p.m.

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

**RESOLUTION NO. 11857 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR A 58'7.5" TELECOMMUNICATIONS FACILITY FOR A PERIOD OF TWO YEARS, LOCATED AT 1599 CLEVELAND AVENUE, APN: 041-161-024, FILE NUMBER PRJ17-035.**

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

**Yes:** 5 - Chair Cisco, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

**Absent:** 1 - Board Member Rumble

**Abstain:** 1 - Vice Chair Edmondson

### 8.2\* PUBLIC HEARING - UMMA, LLC. - CONDITIONAL USE PERMIT - 3187 COFFEY LN - CUP17-044

BACKGROUND: This project proposes operation of an indoor medical

cannabis commercial cultivation facility within an existing 11,350 square-foot industrial building in northwest Santa Rosa. In addition to cultivation, the facility would be licensed for manufacturing with non-volatile solvents and for transport of cannabis products.

Patrick Streeter, Senior Planner.

Ex Parte Disclosure: None

Chair Cisco opened and closed the public hearing at 4:39 p.m.

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

**RESOLUTION NO. 11858 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR UMMA, LLC., AN INDOOR MEDICAL CANNABIS COMMERCIAL CULTIVATION FACILITY WITH MANUFACTURING WITH NON-VOLATILE SOLVENTS AND TRANSPORT OF CANNABIS PRODUCTS LOCATED AT 3187 COFFEY LANE, ASSESSORS PARCEL NUMBER 015-370-029, FILE NUMBER CUP17-044..**

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

**Yes:** 6 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson and Board Member Weeks

**Absent:** 1 - Board Member Rumble

**8.3\* PUBLIC HEARING - COMPREHENSIVE MEDICAL CANNABIS USE ORDINANCE, Exempt Project - REZONING ZONING TEXT AMENDMENT - 0 CITYWIDE - REZ17-002**

BACKGROUND: On January 19, 2016, the City Council directed staff (7-0) to prepare a city wide City Code Text Amendment to provide comprehensive regulations for medical cannabis uses. In addition, the Council reconvened the Medical Cannabis Policy Subcommittee. The Draft Comprehensive Cannabis Ordinance includes the following components: Amending Section 20-23.030, Table 2-6 (Allowed Land Uses and Permit Requirements for Commercial Zoning Districts), Section 20-24.030, Table 2-10 (Allowed Land Uses and Permit

Requirements for Industrial Districts), Section 20-36.040, Table 3-4 (Automobile and Bicycle Parking Requirements by Land Use Type), Repealing and replacement of Chapter 20-46 (Medical Cannabis Cultivation) with Chapter 20-46 (Cannabis), Amending Section 20-70.020 (Definitions), Repeal of Chapter 10-40 Medical Cannabis Dispensaries. and adoption of exemption findings pursuant to the California Environmental Quality Act. Please note: While the proposed ordinance prohibits adult use cannabis businesses, the Commission will discuss and may recommend amendments to allow adult use cannabis support and/or retail businesses.

Clare Hartman, Deputy Director Planning

Ex Parte Disclosure: None.

Chair Cisco opened the public hearing at 5:21 p.m.

**PUBLIC COMMENTS:**

John Sugg spoke in favor of the ordinance with recommendations.

Sierra Dooley spoke in favor of the ordinance with recommendations.

Caren Woodson spoke in favor of the ordinance with recommendations.

Craig Litwin spoke in favor of the ordinance with recommendations.

Nick Caston spoke in favor of the ordinance with recommendations.

Maurice Mickal spoke in favor of the ordinance with recommendations.

Lauren Mendelsohn spoke in favor of the ordinance with recommendations.

Dominic Hilaman spoke in favor of the ordinance with

recommendations.

Blair Gue spoke in favor of the ordinance with recommendations.

Monica Gray spoke in favor of the ordinance with recommendations.

David Shearer spoke in favor of the ordinance with recommendations.

Sarah Shrader spoke in favor of the ordinance with recommendations.

Dustin Gibbens spoke in favor of the ordinance with recommendations.

Chris Coulomne spoke in favor of the ordinance with recommendations.

Ben Sims spoke in favor of the ordinance with recommendations.

Roberto Jaco spoke in favor of the ordinance.

Jolene Strange spoke in favor of the ordinance with recommendations.

Julie Terry spoke in favor of the ordinance with recommendations.

Chair Cisco closed the public hearing at 5:58 p.m.

Chair Cisco recessed the meeting at 5:58 p.m. and reconvened at 6:10 p.m.

The following amendments were agreed upon:

- Comprehensively amend the October 5, 2017 Draft Ordinance to allow both Adult Use and Medical Use such that the two uses are regulated in the same manner, with exceptions only as noted by staff

(age of patrons and requirement that use permits for dispensaries shall state if for medical and/or adult use).

- Amend the Personal Cultivation section of the Draft Ordinance such that the maximum limit per residence is 6 plants; regardless of the reason for cultivation (medical or adult use), regardless for whom the cannabis is being cultivated for (personal, caregiver) and regardless of where on the property the cannabis is being cultivated (indoors, outdoors, or mixed light/greenhouse).

- Amend the Personal Cultivation section of the Draft Ordinance such that outdoor cultivation is prohibited on properties adjacent a school property; school as defined by the state (K-12).

- Amend the Retail (Dispensary) and Delivery section such that the overconcentration setback from one dispensary to another in the City Limits is 600 feet.

- Amend the Retail (Dispensary) and Delivery section such that the setback to a school is 1,000 feet.

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

**RESOLUTION NO. 11859 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE ENACTING COMPREHENSIVE REGULATIONS FOR CANNABIS THROUGH THE AMENDMENT OF SANTA ROSA CITY CODE SECTIONS 20-23.030, TABLE 2-2 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS), TABLE 2-6 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR COMMERCIAL ZONING DISTRICTS), SECTION 20-24.030, TABLE 2-10 (ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR INDUSTRIAL DISTRICTS), SECTION 20-36.040, TABLE 3-4 (AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS BY LAND USE TYPE), SECTION 20-70.020 (DEFINITIONS), THE REPEAL AND REPLACEMENT OF CHAPTER 20-46 (MEDICAL CANNABIS CULTIVATION) WITH CHAPTER 20-46 (CANNABIS), THE REPEAL OF CHAPTER 10-40 (MEDICAL CANNABIS DISPENSARIES) AND THE ADOPTION OF EXEMPTION FINDINGS PURSUANT TO THE CALIFORNIA**

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**ENVIRONMENTAL QUALITY ACT – FILE NUMBER REZ17-002.**

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

**Yes:** 5 - Chair Cisco, Board Member Duggan, Board Member Groninga,  
Board Member Peterson and Board Member Weeks

**Absent:** 1 - Board Member Rumble

**Abstain:** 1 - Vice Chair Edmondson

**8.4\*** PUBLIC HEARING - SANTA ROSA MEMORIAL HOSPITAL MEDICAL  
OFFICE BUILDING - CONTINUED TO DECEMBER 14, 2017

BACKGROUND: ITEM CONTINUED TO DECEMBER 14, 2017 -  
CONDITIONAL USE PERMIT AND A MITIGATED NEGATIVE  
DECLARATION FOR CONSTRUCTION AND OPERATION OF A NEW  
FOUR-STORY MEDICAL OFFICE BUILDING AND SIX-LEVEL  
PARKING STRUCTURE LOCATED AT 1102, 1110, 1120, 1144, 1150,  
1154, 1166, 1170 MONTGOMERY DRIVE; 110, 114, 118, 122  
SOTOYOME STREET, SANTA ROSA - ASSESSOR'S PARCEL  
NUMBERS 009-172-001, -002, -003, -004, -005, -006, -007,  
009-172-014, -019, -023, 014-081-003, -004, -023 - FILE NUMBER  
CUP17-008

**9. ADJOURNMENT**

Chair Cisco adjourned the meeting at 7:53 p.m. to the next  
scheduled Planning Commission meeting to be held on Thursday,  
September 30, 2017 at 4:00 p.m.

Approved on: November 30, 2017

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Clare Hartman, Executive Secretary