



# 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, January 11, 2018

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** 7 - Chair Patti Cisco, Vice Chair Casey Edmondson, Board Member Vicki Duggan, Board Member Curtis Groninga, Board Member Julian Peterson, Board Member Karen Weeks, and Board Member Akash Kalia

### 3. APPROVAL OF MINUTES

3.1 November 30, 2017, Regular Minutes.

Approved as submitted.

3.2 December 14, 2017, Regular Minutes.

Approved as submitted.

### 4. PUBLIC COMMENTS

Eric Fraser spoke regarding ADU's and short term occupancy policies affecting private property rights.

Duane Dewitt spoke regarding unpermitted temporary shelters for fire relief.

### 5. PLANNING COMMISSIONERS' REPORT

Presented by Chair Cisco.

### 6. DEPARTMENT REPORTS

City Attorney Sue Gallagher introduced the new Assistant City Attorney Ashle Crocker as the Planning Commissions Primary Council.

Presented by Planning Deputy Director Clare Hartman.

## **7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

None.

## **8. PUBLIC HEARINGS**

Meeting went into Recess

Meeting Reconvened

Chair Cisco recessed the meeting at 5:43 p.m. and reconvened at 5:51 p.m.

### **8.1\* MEADOWOOD RANCH ONE-YEAR TIME EXTENSION FOR TENTATIVE MAP - 2853 and 2875 DUTTON MEADOW - PRJ17-052 (EXT17-0058/EXT17-0059)**

BACKGROUND: The project is a one year Time Extension for a Tentative Map.

Patrick Streeter, Senior Planner.

Ex Parte Disclosures: None.

Due to a technical difficulty the Commission took a short break.

The applicant gave a presentation.

Clare Cisco opened and closed the Public Hearing at 4:43 p.m.

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

**RESOLUTION NO. 11871 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE MEADOWOOD RANCH SUDIVISION LOCATED AT 2853 AND 2875 DUTTON MEADOW, ASSESSOR'S PARCEL**

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**NUMBERS 043-111-005 AND 043-111-006 - FILE NUMBER PRJ17-052  
(EXT17-0058/EXT17-0059).**

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

**Yes:** 7 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson, Board Member Weeks and Board Member Kalia

**8.2 HENDERSON REZONING, - REZONING MAP AMENDMENT - 2375  
LOS OLIVOS RD - REZ17-009**

BACKGROUND: Rezone property from RR-40 to RR-20 to allow 2375 Los Olivos Road to be subdivided into two parcels.

Andrew Trippel, City Planner.

Applicant made a presentation.

Chair Cisco opened and closed the Public Hearing at 5:01 p.m.

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

**RESOLUTION NO. 11872 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 2375 LOS OLIVOS RD. TO THE RR-20 DISTRICT - FILE NUMBER REZ17-009.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson, Board Member Weeks and Board Member Kalia

**8.3\* DMCC, INC. CULTIVATION FACILITY, - CONDITIONAL USE PERMIT  
- 3499 INDUSTRIAL DR - CUP17-042**

BACKGROUND: The project proposes to re-tenant an existing industrial building for manufacturing, distribution, transportation, testing, and indoor cultivation of cannabis. There is no retail/dispensary component associated with this project.

Patrick Streeter, Senior Planner.

Ex Parte Disclosures: None.

Applicant gave a presentation.

Chair Cisco opened and closed the public hearing at 5:37 p.m.

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

**RESOLUTION NO. 11873 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR DMCC, INC., AN INDOOR MEDICAL CANNABIS COMMERCIAL CULTIVATION FACILITY WITH MANUFACTURING WITH NON-VOLATILE SOLVENTS, DISTRIBUTION, TESTING, AND TRANSPORT OF CANNABIS PRODUCTS LOCATED AT 3499 INDUSTRIAL DRIVE, ASSESSORS PARCEL NUMBER 015-650-022, FILE NUMBER CUP17-042.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Edmondson, Board Member Duggan, Board Member Groninga, Board Member Peterson, Board Member Weeks and Board Member Kalia

**8.4\* PUBLIC HEARING - TERPENE HAVEN CANNABIS CULTIVATION FACILITY, - CONDITIONAL USE PERMIT - 3262 AIRWAY DR - CUP17-080**

BACKGROUND: A new medical cannabis commercial cultivation facility. It would operate daily from 8 a.m. to 5 p.m. Cultivation rooms would occupy 5,760 SF; administrative functions would occupy the remainder of the 8,250 SF facility. On-site security includes access control, security cameras and lights, employee screening, and inventory control. No substantial changes to building exterior or site are proposed.

Andy Gustavson, Senior Planner.

**A motion was made by Board Member Groninga, seconded by Board Member Weeks to continue the item to January 25, 2018 and update the on site sign.**

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

**Yes:** 4 - Board Member Duggan, Board Member Groninga, Board Member Weeks and Board Member Kalia

**No:** 3 - Chair Cisco, Vice Chair Edmondson and Board Member Peterson

## 9. ADJOURNMENT

Chair Cisco adjourned the meeting at 6:02 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, January 25, 2018 at 4:00 p.m.

Approved on:

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Clare Hartman, Executive Secretary