



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, July 26, 2018

4:00 PM

1. CALL TO ORDER

Chair Edmondson called the meeting to order at 4:02 p.m.

2. ROLL CALL

Present 6 - Chair Casey Edmondson, Vice Chair Karen Weeks, Commissioner Patti Cisco, Commissioner Curtis Groninga, Commissioner Akash Kalia, and Commissioner Julian Peterson

Absent 1 - Commissioner Vicki Duggan

3. APPROVAL OF MINUTES

July 12, 2018 Draft Minutes.

Approved as submitted.

4. PUBLIC COMMENTS

None.

5. PLANNING COMMISSIONERS' REPORT

None.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Chair Edmondson abstained from item 10.1 and left chambers at 4:05 p.m.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

10.1* NT VENTURES, INC. CANNABIS MANUFACTURING & DISTRIBUTION - CONDITIONAL USE PERMIT - 444 YOLANDA AVE, #B - CUP18-008

BACKGROUND: Conditional Use Permit for commercial Cannabis Adult Use and Medicinal Manufacturing - Level 2 (volatile) (Type 7) and distribution uses within 3,869-square-feet of existing 4,874-square-foot industrial building (Suite B). The proposed facility will include: approximately 1,500-square-feet of volatile manufacturing (Type 7); approximately 730-square-feet of warehousing on the first floor; 444-square-feet of shipping and distribution. While there are no exterior modifications to the existing building, the applicant proposes an approximately 1,528-square-foot mezzanine, which will include 829-square-feet of "dry storage," and 699-square-feet of equipment storage.

PRESENTED BY: Kristinae Toomians, Senior Planner

Ex Parte Disclosures: None.

Staff answered Commissioner questions.

Applicant representative presented and answered Commissioner questions.

Vice Chair Weeks opened the Public Hearing at 4:33 p.m.

Shelly Earnshaw spoke in opposition to the project.

Lisa Kelly spoke in opposition to the project.

Reesha Ruel spoke in opposition to the project.

Vice Chair Weeks closed the Public Hearing at 4:44 p.m.

Staff answered Commissioners questions.

Staff, Commissioners and the Applicant team discussed potential

conditions.

Vice Chair Weeks recessed the meeting at 5:17 p.m.

Chair Edmondson joined and reconvened the meeting at 5:27 p.m.

A motion was made by Commissioner Cisco, seconded by Commissioner Peterson, to waive reading of the text and adopt RESOLUTION NO. 11908 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR COMMERCIAL CANNABIS MANUFACTURING – LEVEL 2 (VOLATILE) - LOCATED AT 444 YOLANDA AVE, SUITE B; APN: 044-091-065 FILE NUMBER CUP18-008.. The motion carried by the following vote:

Yes: 4 - Vice Chair Weeks, Commissioner Cisco, Commissioner Kalia and Commissioner Peterson

No: 1 - Commissioner Groninga

Absent: 1 - Commissioner Duggan

Abstain: 1 - Chair Edmondson

10.2 DENSITY BONUS ORDINANCE UPDATE - REZ18-004

BACKGROUND: Zoning code text amendment of City of Santa Rosa Code Chapter 20-31 Density bonus and Other Developer Incentives to: (1) conform with recent amendments to the State density bonus law as codified in Government Code Section 65915, which allows eligible projects to increase residential density by up to 35 percent density above the applicable maximum general plan land use density; (2) add provisions for a local supplemental density bonus that allows eligible projects, located within the City's General Plan Priority Development Areas, to increase residential density up to 100 percent above the applicable maximum general plan land use density depending on property location; and (3) procedural and administrative amendments to Santa Rosa Zoning Code Chapter 20-31, consistent with the State density bonus law, related to the definitions, review authorities, application requirements, review procedures, and findings.

PRESENTED BY: Andy Gustavson, Senior Planner

Chair Edmonson addressed the Commission regarding Staff's

recommendation to continue the item to a date uncertain, however, heard the Staff presentation and Public Hearing.

Chair Edmondson opened the Public Hearing at 6:17 p.m.

Thomas Schneider spoke in opposition to the proposal.

Peter Stickney spoke in opposition to the proposal.

Mengesha Brody spoke in opposition to the proposal.

J. Talmadge Wright Phd spoke in favor of the proposal with conditions.

Sonia Taylor spoke in opposition to the proposal.

Teri Shore spoke in favor of the proposal with conditions.

G.P. Radich spoke in opposition to the proposal.

Andrew Smith spoke in opposition to the proposal.

Richard Deringer spoke in favor of the proposal with conditions.

Chair Edmondson closed the Public Hearing at 6:43 p.m.

Chair Edmondson recessed the meeting at 6:44 p.m. and reconvened at 6:54 p.m.

A motion was made by Vice Chair Weeks, seconded by Commissioner Cisco, continue the item to a date uncertain. . The motion carried by the following vote:

Yes: 6 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Groninga, Commissioner Kalia and Commissioner Peterson

Absent: 1 - Commissioner Duggan

11. ADJOURNMENT

Chair Edmondson adjourned the meeting at 8:16 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, August 9, 2018 at 4:00 p.m.