



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, October 25, 2018

4:00 PM

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER

Chair Edmondson called the meeting to order at 4:00 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

3.1 August 23, 2018 Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

None.

5. PLANNING COMMISSIONERS' REPORT

Commissioner Cisco reported on the Waterways Advisory Committee.

Commissioner Groninga reported on the Subdivision Committee.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Deputy Director Planning.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. STUDY SESSION

8.1 COMMERCIAL CANNABIS RETAIL

BACKGROUND: Background and discussion on the City's adopted land use policy and review process for Commercial Cannabis Retail uses.

Clare Hartman - Deputy Director

9. CONSENT ITEMS

Approval of the Consent Agenda

A motion was made by Commissioner Cisco, seconded by Vice Chair Weeks, to waive reading of the text and adopt Consent Items 9.1 and 9.2. 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

9.1 MIDDLE RINCON SUBDIVISION TIME EXTENSIONS - 117 MIDDLE RINCON RD - PRJ17-030 and PRJ18-021

BACKGROUND: Two (2) one-year Time Extensions to record Final Map for a 6-lot small lot subdivision. An Initial Study/Mitigated Negative Declaration was adopted for the project on May 8, 2008.

This PC- Consent was adopted.

RESOLUTION NO. 11914 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE MIDDLE RINCON SUDIVISION LOCATED AT 117 MIDDLE RINCON ROAD, ASSESSOR'S PARCEL NUMBER 182-560-031 - FILE NUMBER PRJ17-030 (EXT17-0039/EXT17-0040)

RESOLUTION NO. 11915 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE MIDDLE RINCON SUDIVISION LOCATED AT 117 MIDDLE RINCON ROAD, ASSESSOR'S PARCEL NUMBER 182-560-031 - FILE NUMBER PRJ18-021 (EXT18-018/EXT18-019)

9.2 THE VILLAS - EXTENSION REQUEST - 1755 SEBASTOPOL RD - EXT17-0071

BACKGROUND: The proposed project is a one-year Time Extension for

an approved Tentative Map subdividing 14.28 acres in southwest Santa Rosa. The proposed Villas subdivision includes a 0.52 acre mixed-use parcel along Sebastopol Road as well as 197 single-family attached residential units and associated common parcels and improvements. The Santa Rosa Planning Commission previously approved a Time Extension for this project on February 9, 2017.

This PC- Consent was adopted.

RESOLUTION NO. 11916 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE TENTATIVE MAP FOR THE VILLAS SUBDIVISION LOCATED AT 1755 SEBASTOPOL ROAD AND 1700 HAMPTON WAY; ASSESSOR'S PARCEL NUMBERS 125-071-014, 125-031-022, 010-311-028; FILE NUMBER EXT17-0071

10. PUBLIC HEARINGS

10.1* FLORA TERRA - CONDITIONAL USE PERMIT - 1825 EMPIRE INDUSTRIAL COURT, SUITES A, B AND C - CUP18-051

BACKGROUND: Flora Terra is a cannabis microbusiness, which includes cannabis cultivation, distribution and retail (dispensary), within an existing industrial building located at 1825 Empire Industrial Court, Suites A, B and C. The business will occupy 10,400 square feet, of which approximately 9,000 square feet will be used for cultivation, 1,000 square feet for an adult-use dispensary, and 400 square feet for distribution

Susie Murray, Senior Planner.

Ex Parte Disclosures: None.

Applicant representatives made a presentation.

Chair Edmondson opened the Public Hearing at 5:03 p.m.

Jeff Okrepkie spoke in support of the project.

Todd Towner spoke in opposition to the project.

Heather Towner spoke in opposition to the project.

Chair Edmondson closed the Public Hearing at 5:08 p.m.

Applicants and Staff responded to Commissioner inquiries.

The meeting went into Recess at 5:26 p.m.

The meeting Reconvened at 5:34 p.m.

A motion was made by Commissioner Cisco, seconded by Vice Chair Weeks, to waive reading of the text and adopt:

RESOLUTION NO. 11917 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR FLORA TERRA TO OPERATE A CANNABIS MICROBUSINESS, INCLUDING CULTIVATION, DISTRIBUTION AND RETAIL, WITHIN AND EXISTING BUILDING LOCATED AT 1825 EMPIRE INDUSTRIAL COURT, SUITES A, B & C; ASSESSOR'S PARCEL NO. 015-731-008; FILE NO. CUP18-051

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

10.2* MAR SR, LLC - CONDITIONAL USE PERMIT - 3075 COFFEY LN - CUP18-089

BACKGROUND: The proposal includes Volatile Manufacturing within 2,187 square feet (Type 7) and Distribution within 237 square feet (Type 11) for medical and recreational cannabis within an existing 3,036 square foot tenant space. The proposed hours and days of operation are 8 a.m. to 10 p.m. daily. The business would not be open to the members of the public.

Amy Nicholson - City Planner

Ex Parte Disclosures: None.

Applicant representatives made a presentation.

Chair Edmondson opened the Public Hearing at 5:55 p.m.

Dale Dawkins (property owner) spoke in support of the project.

Chair Edmondson closed the Public Hearing at 5:56 p.m.

A motion was made by Commissioner Cisco, seconded by Commissioner Kalia, to waive reading of the text and adopt as amended:

RESOLUTION ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR MAR SR, LLC - LOCATED AT 3075 COFFEY LANE – ASSESSOR'S PARCEL NUMBER 015-370-035 - FILE NUMBER CUP18-089.

The motion failed by the following vote:

Yes: 3 - Commissioner Cisco, Commissioner Groninga and Commissioner Kalia

No: 3 - Chair Edmondson, Vice Chair Weeks and Commissioner Peterson

Absent: 1 - Commissioner Duggan

The meeting went into Recess at 6:27 p.m.

The meeting Reconvened at 6:36 p.m.

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

RESOLUTION NO. 11918 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR MAR SR, LLC - LOCATED AT 3075 COFFEY LANE – ASSESSOR'S PARCEL NUMBER 015-370-035 - FILE NUMBER CUP18-089.

The motion carried by the following vote:

Yes: 5 - Chair Edmondson, Vice Chair Weeks, Commissioner Groninga, Commissioner Kalia and Commissioner Peterson

No: 1 - Commissioner Cisco

Absent: 1 - Commissioner Duggan

10.3 DENSITY BONUS ORDINANCE UPDATE

BACKGROUND: Zoning text amendment to Santa Rosa Zoning 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 housing development (five or more dwelling units) within the City 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 housing development within the boundaries of the Downtown Station Area Specific Plan and North Santa Rosa Station Area Specific Plan areas to allow increase residential density up to 100 percent above the applicable maximum general plan land use density; and (3) other procedural and administrative amendments, consistent with the State density bonus law, related to the definitions, review authorities, application requirements, review procedures, and findings. Note: The originally proposed supplemental density bonus area has been reduced from the boundaries of the City's six Priority Development Areas to the two PDAs that correspond with the two station area specific plans referenced above.

Andy Gustavson - Senior Planner

Staff responded to Commissioner inquiries.

Chair Edmondson opened the Public Hearing at 7:10 p.m.

Teri Shore spoke in support of the project.

Martinez inquired on the project.

Daisy Pistioline spoke in support of the project with conditions.

Chair Edmondson closed the Public Hearing at 7:17 p.m.

Staff responded to Commissioner inquiries.

A motion was made by Commissioner Cisco, seconded by Vice Chair Weeks, to waive reading of the text and adopt:

RESOLUTION NO. 11919 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION FOR ZONING CODE TEXT AMENDMENT TO AMEND ZONING CODE CHAPTER 20-31, DENSITY BONUS AND OTHER DEVELOPER INCENTIVES, TO BE CONSISTENT WITH UPDATES TO CALIFORNIA GOVERNMENT CODE SECTION 65915, STATE DENSITY BONUS LAW, AND TO EXTEND STATE LAW WITH A SUPPLEMENTAL DENSITY BONUS OF UP TO 100% WITHIN THE BOUNDARIES OF THE DOWNTOWN STATION AREA SPECIFIC PLAN AND THE NORTH SANTA ROSA STATION SPECIFIC PLAN - FILE NUMBER REZ18-004.

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

A motion was made by Commissioner Cisco, seconded by Commissioner Groninga, to waive reading of the text and adopt as amended:

RESOLUTION NO. 11920 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ORDINANCE TO AMEND ZONING CODE CHAPTER 20-31, DENSITY BONUS AND OTHER DEVELOPER INCENTIVES, TO BE CONSISTENT WITH UPDATES TO CALIFORNIA GOVERNMENT CODE SECTION 65915, STATE DENSITY BONUS LAW, AND TO EXTEND STATE LAW WITH A SUPPLEMENTAL DENSITY BONUS OF UP TO 100 PERCENT WITHIN THE BOUNDARIES OF THE DOWNTOWN STATION AREA SPECIFIC PLAN AND THE NORTH SANTA ROSA STATION SPECIFIC PLAN - FILE NUMBER REZ18-004.

The motion carried by the following vote:

Yes: 5 - Vice Chair Weeks, Commissioner Cisco, Commissioner Groninga, Commissioner Kalia and Commissioner Peterson

No: 1 - Chair Edmondson

Absent: 1 - Commissioner Duggan

11. ADJOURNMENT

Chair Edmondson adjourned the meeting at 8:01 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, November 8, 2018 at 4:00 p.m.

Approved on:

Clare Hartman, Executive Secretary