



# 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, October 24, 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, Vice Chair Karen Weeks, Commissioner Vicki Duggan, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

**Absent** 1 - Commissioner Charles Carter

### 3. APPROVAL OF MINUTES

3.1 September 12, 2019 - Draft Minutes.

Approved as submitted.

3.2 September 26, 2019 - Draft Minutes.

Approved as submitted.

### 4. PUBLIC COMMENTS

None.

### 5. PLANNING COMMISSIONERS' REPORT

Vice Chair Weeks reported.

### 6. DEPARTMENT REPORTS

Bill Rose, Supervising Planner, reported.

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Chair Cisco abstained from item 10.1.

### 8. STUDY SESSION

None.

## 9. CONSENT ITEMS

None.

Chair Cisco exited council chambers at 4:03 p.m.

## 10. PUBLIC HEARINGS

- 10.1\*** MATANZAS ALLIANCE, LLC (DBA: JUSTICE GROWN CANNABIS DISPENSARY), CONDITIONAL USE PERMIT - 1111 PETALUMA HILL RD - CUP18-06.

BACKGROUND: Justice Grown Dispensary is a proposed cannabis retail facility (dispensary) including delivery service that will provide cannabis products for both medical and adult use. The dispensary will occupy approximately 7,128 square feet of an existing commercial building.

Presented by Susie Murray, Senior Planner.

Continued from October 10, 2019.

Ex Parte Disclosures: None

Vice Chair Weeks held a short intermission due to technical issues.

Vice Chair Weeks opened the Public Hearing at 4:29 p.m.

Linda Sheann spoke in opposition to the project.

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

Staff and applicant representatives addressed Public Hearing concerns and answered Commissioner inquiries.

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

**RESOLUTION 11986 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT AND**

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**PARKING REDUCTION FOR MATANZAS ALLIANCE LLC, DBA: JUSTICE GROWN DISPENSARY, TO OPERATE A 7,128-SQUARE FOOT CANNABIS RETAIL FACILITY (DISPENSARY), LOCATED AT 1111 PETALUMA HILL ROAD, SUITE A, SANTA ROSA; FILE NUMBER PRJ18-058.**

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

**Yes:** 5 - Vice Chair Weeks, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

**Absent:** 1 - Commissioner Carter

**Abstain:** 1 - Chair Cisco

Chair Cisco returned to the chamber at 4:48 p.m.

**10.2\* EMERALD ISLE CONDOMINIUMS - PLANNING PROJECT - 0 THOMAS LAKE HARRIS DR - PRJ19-014**

**BACKGROUND:** The proposed project is an 82-unit condominium development for residents aged 55 and older to be developed, constructed, and managed by Oakmont Senior Living, LLC. Development of the 12.5 acre site includes seven residential buildings, a leasing/recreation building, garages, parking, and common areas.

Presented by Andrew Trippel, City Planner.

Continued from October 10, 2019.

Ex Parte Disclosures: None.

Andrew Trippel, City Planner, and the Applicant team presented.

Chair Cisco opened the Public Hearing at 5:30 p.m.

Pat Avela spoke regarding the project.

Mary Wright spoke in opposition to the project.

Carolyn Williams wrote in opposition to the project.

Dianne Amy spoke in opposition to the project.

Sandra Newton spoke in opposition to the project.

Chair Cisco closed the Public Hearing at 5:42 p.m.

Staff and Applicant representatives responded to Commissioner inquires.

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

**RESOLUTION NO. 11987 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A SUBSEQUENT MITIGATED NEGATIVE DECLARATION, INCLUDING A MITIGATION MONITORING AND REPORTING PROGRAM, FOR EMERALD ISLE CONDOMINIUMS, AN 82-UNIT CONDOMINIUM DEVELOPMENT FOR RESIDENTS AGED 55 AND OLDER - LOCATED AT 0 THOMAS LAKE HARRIS DRIVE, APN 173-670016 AND 173-670-004 - FILE NUMBER PRJ19-014 .**

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

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

**Absent:** 1 - Commissioner Carter

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

**RESOLUTION NO. 11988 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR EMERALD ISLE CONDOMINIUMS, AN 82-UNIT CONDOMINIUM DEVELOPMENT FOR RESIDENTS AGED 55 AND OLDER - LOCATED AT 0 THOMAS LAKE HARRIS DRIVE; ASSESSOR'S PARCEL NUMBERS (APNS) 173-670-016 AND 173-670-004 – FILE NUMBER HDP19-003.**

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

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

**Absent:** 1 - Commissioner Carter

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

**RESOLUTION NO. 11989 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE EMERALD ISLE TENTATIVE AIRSPACE CONDOMINIUM MAP LOCATED AT 0 THOMAS LAKE HARRIS DRIVE, APN 173-670-016 and 173-670-004 - FILE NUMBER MAJ19-001.**

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

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

**Absent:** 1 - Commissioner Carter

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

**RESOLUTION NO. 11990 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MINOR CONDITIONAL USE PERMIT FOR EMERALD ISLE CONDOMINIUMS, AN 82-UNIT CONDOMINIUM DEVELOPMENT FOR RESIDENTS AGED 55 AND OLDER - LOCATED AT 0 THOMAS LAKE HARRIS DRIVE, APN 173-670-016 AND 173-670-004 - FILE NUMBER CUP19-019.**

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

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

**Absent:** 1 - Commissioner Carter

## **11. ADJOURNMENT**

Chair Cisco adjourned the meeting at 6:14 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, November 14, 2019 at 4:00 p.m.

Approved on:

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Mike Maloney, Recording Secretary