



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Draft

Thursday, November 12, 2020

4:00 PM

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 Karen Weeks, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

3. APPROVAL OF MINUTES

3.1 November 2, 2020 - Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

None.

5. PLANNING COMMISSIONERS' REPORT

None.

6. DEPARTMENT REPORTS

Andrew Trippel, Staff Liaison, reported.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Commissioner Kalia abstained from item 10.1a and Commissioner Okrepkie from 10.1b, due to financial conflicts.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

10.1* FALL 2020 GENERAL PLAN AMENDMENT PACKAGE

10.1 (a) PUBLIC HEARING - FALL 2020 GENERAL PLAN AMENDMENT PACKAGE: 3575 MENDOCINO AVENUE - GENERAL PLAN AMENDMENT, REZONING, TENTATIVE MAP - 3575 MENDOCINO AVENUE - PRJ20-002

BACKGROUND: Proposal includes the development of up to 532 high-density multi-family housing units consisting of 162 units affordable for low- and very low-income senior households and up to 370 market rate housing units. The proposal also includes a 1-acre park, the construction of a new public street (0.8 acre), private streets, on- and off-site utility infrastructure, parking (including surface, covered, and an aboveground garage), driveways, frontage improvements, landscaping, and a new stormwater outfall into the adjacent, off-site Russell Creek.

Presenting Planner: Amy Nicholson

Commissioner Kalia exited the Webinar at 4:04 p.m. prior to the start of the item.

Ex Parte Disclosures: None.

Project Planner Amy Nicholson and an Applicant Representative, presented.

Chair Cisco opened the Public Hearing at 4:48 p.m.

Teri Shore spoke in support of the project.

Linda Adrienne spoke in support of the project.

Ananda Sweet spoke in support of the project.

Luke Lindenbusch spoke in support of the project.

Chair Cisco closed the Public Hearing at 4:57 p.m.

The Applicant and Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 12032 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE SUSTAINABLE COMMUNITIES ENVIRONMENTAL ASSESSMENT (SCEA) AND MITIGATION MONITORING AND REPORTING PROGRAM PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT FOR THE 3575 MENDOCINO AVENUE, FILE NUMBER PRJ20-002.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Kalia

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

RESOLUTION NO. 12033 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FROM MOBILE HOME PARK TO TRANSIT VILLAGE MEDIUM FOR THE PROPERTY AT 3575 MENDOCINO AVENUE, ASSESSOR'S PARCEL NUMBERS 173-030-001 AND 173-030-002 - FILE NUMBERS PRJ20-002 AND GPAM20-001.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Kalia

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

RESOLUTION NO. 12034 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL REZONING OF THE PROPERTY LOCATED AT 3575 MENDOCINO AVENUE, ASSESSOR'S PARCEL NUMBERS 173-030-001 TO THE TRANSIT VILLAGE RESIDENTIAL-RESILIENT CITY (TV-R-RC) AND TRANSIT VILLAGE RESIDENTIAL-SENIOR HOUSING-RESILIENT CITY (TV-R-SH-RC) DISTRICTS - FILE NUMBERS PRJ20-002 AND REZ20-002.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Kalia

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

RESOLUTION NO. 12035 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF THE 3575 MENDOCINO AVENUE PROJECT TENTATIVE MAP LOCATED AT 3575 MENDOCINO AVENUE, ASSESSOR'S PARCEL NUMBERS 173-030-001 AND 173-030-002 – FILE NUMBERS PRJ20-002 & MAJ20-001.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Kalia

Chair Cisco recessed the meeting at 5:25 p.m. and reconvened at 5:32 p.m.

10.1 (b) PUBLIC HEARING - FALL 2020 GENERAL PLAN AMENDMENT PACKAGE: YOLANDA INDUSTRIAL PROJECT (MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT & REZONING) - 324, 326, 328, 330, 340, 350 AND 368 YOLANDA AVENUE. FILE NO. PRJ19-002

BACKGROUND: The Planning Commission will consider a recommendation to Council for the Yolanda Industrial Project, which includes a Mitigated Negative Declaration for a General Plan Amendment, Rezoning and various cannabis uses; a General Plan Amendment to change the General Plan land use designation to Light Industry; and Rezoning to the IL (Light Industrial) zoning district for six contiguous parcels identified as Assessor's Parcel Nos. 044-081-029, -024, 044-072-006, 007, -008, -009 and 044-390-061.

Presenting Planner: Susie Murray.

Commissioner Kalia returned to the meeting and Commissioner Okrepkie exited the meeting at 5:32 p.m prior to the start of the item.

Ex Parte Disclosures: None.

Project Planner Susie Murray and an Applicant Representative, presented.

Chair Cisco opened and closed the Public Hearing at 5:52 p.m.

Staff responded to Commissioner inquires.

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

RESOLUTION NO. 12036 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE YOLANDA INDUSTRIAL PROJECT, LOCATED AT 0, 324, 324, 328/340, 330, 350/358 AND 368 YOLANDA AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024,

**044-072-006, 044-072-007, 044-072-008, 044-072-009 AND 044-390-061;
FILE NO. PRJ19-002.**

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Okrepkie

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

**RESOLUTION NO. 12037 ENTITLED: RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE
CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FOR
FIVE PARCELS AT 324, 324, 328/340, 330, 350/358 YOLANDA AVENUE
(ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024,
044-072-006, 044-072-007, AND 044-072-008) FROM RETAIL AND
BUSINESS SERVICES TO LIGHT INDUSTRY, AND FOR ONE PARCEL
AT 0 YOLANDA AVENUE (ASSESSOR'S PARCEL NO. 044-390-061)
FROM MEDIUM-HIGH DENSITY RESIDENTIAL TO LIGHT INDUSTRY
FOR THE YOLANDA INDUSTRIAL PROJECT; FILE NO. PRJ19-002.**

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Okrepkie

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

**RESOLUTION NO. 12038 ENTITLED: RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE
CITY COUNCIL REZONING OF THE PROPERTIES LOCATED AT 324,
324, 328/340, 330, 350/358 YOLANDA AVENUE, ALSO IDENTIFIED AS
ASSESSOR'S PARCEL NUMBERS 044-081-029, 044-081-024,
044-072-006, 044-072007, AND 044-072-008, FROM THE CG (GENERAL
COMMERCIAL) ZONING DISTRICT TO THE IL (LIGHT INDUSTRIAL)
ZONING DISTRICT AND THE PROPERTY LOCATED AT 0 YOLANDA
AVENUE, ALSO IDENTIFIED AS ASSESSOR'S PARCEL NO. 044-390061,
FROM THE R-3-15 (MULTIFAMILY RESIDENTIAL) ZONING DISTRICT TO**

THE IL (LIGHT INDUSTRIAL) ZONING DISTRICT ; FILE NUMBER PRJ19-002.

The motion carried by the following vote:

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

Abstain: 1 - Commissioner Okrepkie

- 10.1 (c)** PUBLIC HEARING - FALL 2020 GENERAL PLAN AMENDMENT PACKAGE: T&L MICRO CANNABIS FACILITY (MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT & REZONING, MAJOR CONDITIONAL USE PERMIT) - 3515 AND 0 INDUSTRIAL DRIVE. FILE # PRJ19-039

BACKGROUND: Planning Commission will consider the T&L Micro Cannabis Facility project which includes: adoption of a Mitigated Negative Declaration for a General Plan Amendment, Rezoning, and various Cannabis uses; recommendations to City Council to approve a General Plan Amendment changing the General Plan land use designation to Light Industry and to adopt a Rezoning to Light Industrial (IL); and approval of a Conditional Use Permit for a proposed commercial Cannabis facility consisting of Cannabis Cultivation (10,202 SF) with Manufacturing (non-volatile) (3,282 SF) and Distribution (6,016 SF) land uses, in an existing 2-story 19,500 SF building located at 3515 and 0 Industrial Drive. The application was filed by Erin Carlstrom.

Presenting Planner: Andrew Trippel

Commissioner Okrepkie returned to the meeting at 6:10 p.m.

Ex Parte Disclosure: None.

Project Planner, Andrew Trippel, and an Applicant Representative presented.

Chair Cisco opened and closed the Public Hearing at 6:34 p.m.

A motion was made by Commissioner Carter, seconded by

Commissioner Kalia, to waive reading of the text and adopt:

RESOLUTION NO. 12039 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE T&L MICRO CANNABIS FACILITY LOCATED AT 3515 AND 0 INDUSTRIAL DRIVE – ASSESSOR’S PARCEL NUMBERS 148-050-027 AND 148-041-049 - FILE NUMBER PRJ19-039.

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

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

RESOLUTION NO. 12040 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY COUNCIL AMEND THE GENERAL PLAN FOR THE T&L MICRO CANNABIS FACILITY FROM RETAIL AND BUSINESS SERVICES TO LIGHT INDUSTRY FOR THE PROPERTIES AT 3515 AND 0 INDUSTRIAL DRIVE, ASSESSOR’S PARCEL NUMBERS 148-050-027 AND 148-041-049 – FILE NUMBER GPAM19-003 (PRJ19-039).

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

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

RESOLUTION NO. 12041 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 3515 AND 0 INDUSTRIAL DRIVE, ASSESSOR'S PARCEL NUMBERS 148-050-027 AND 148041-049, TO THE LIGHT INDUSTRIAL (IL) DISTRICT - FILE NUMBER REZ19-010 (PRJ19-039) .

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

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

RESOLUTION NO. 12042 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE T&L MICRO CANNABIS FACILITY FOR THE PROPERTIES AT 3515 AND 0 INDUSTRIAL DRIVE, ASSESSOR'S PARCEL NUMBERS 148-050-027 AND 148-041-049 – FILE NUMBER GPAM19-003 (PRJ19-039).

The motion carried by the following vote:

Yes: 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

11. ADJOURNMENT

Chair Cisco adjourned at 6:47 p.m. to the next regularly scheduled meeting.

Approved on:

Mike Maloney
Recording Secretary