



# 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, March 25, 2021

4:00 PM

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### 1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:00 p.m.

**Present** 6 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Jeffrey Holton, and Commissioner Jeff Okrepkie

**Absent** 1 - Commissioner Akash Kalia

### 2. STUDY SESSION

None.

### 3. APPROVAL OF MINUTES

3.1 February 25, 2021 - Draft Minutes

Approved as submitted.

### 4. PUBLIC COMMENTS

None.

### 5. COMMISSION BUSINESS

#### 5.1 STATEMENT OF PURPOSE

Chair Weeks presented.

#### 5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS

None.

#### 5.3 COMMISSIONER REPORTS

Chair Weeks reported.

#### 5.4 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

### 6. DEPARTMENT REPORTS

Deputy Director Rose presented.

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

None.

## **8. CONSENT ITEMS**

None.

## **9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)**

- 9.1\*** REPORT ITEM - 1900 BRUSH CREEK APPEAL - STUDY FILE - 1900 BRUSH CREEK RD - ST20-003 - CONTINUED FROM FEBRUARY 25, 2021

BACKGROUND: Appeal of Planning Director determinations concerning the proposed project's compliance with the subject parcel's Final Map and required building setbacks, and compliance with the City's Tree Ordinance tree removal requirements made during Planning review of Building Permit application B20-6871.

PRESENTING PLANNER: Andrew Trippel

Ex Parte Disclosures: Commissioner Duggan disclosed an acquaintance associated with the project. No additional disclosures.

Project Planner Andrew Trippel presented and responded to Commissioner Inquiries.

The Applicant representatives presented.

Chair Weeks recessed the meeting at 4:31 p.m. and reconvened at 4:40 p.m.

The appellant representative presented.

The applicant representative rebutted.

Chair Weeks opened and closed Public Comment at 4:59 p.m.

Staff responded to Commissioner inquiries.

The Planning Commissioners deliberated.

Meeting went into Recess

Meeting Reconvened

Meeting went into Recess

Meeting Reconvened

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

**RESOLUTION NO. 12049 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR DETERMINATIONS MADE DURING PLANNING REVIEW OF BUILDING PERMIT APPLICATION B20-6871 FOR MODIFICATIONS TO THE PROPERTY LOCATED AT 1900 BRUSH CREEK ROAD; ASSESSOR'S PARCEL NUMBER 182-140-056; FILE NUMBER ST20-003.**

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

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

**Absent:** 1 - Commissioner Kalia

**Chair Weeks recessed the meeting at 5:34 p.m. and reconvened at 5:45 p.m.**

**9.2\*** PUBLIC HEARING - CONDITIONAL USE PERMIT, ALTERNATIVES EAST, 2300 BETHARDS DRIVE, SUITE A, CITY FILE NO. PRJ19-047 - CONTINUED FROM FEBRUARY 25, 2021

BACKGROUND: Operate a 2,549-square foot Cannabis Retail facility, providing medical and adult use projects, with delivery service, at 2300 Bethards Drive, Suite A.

PRESENTING PLANNER: Adam Ross

Ex Parte Disclosures: Commissioner Duggan disclosed an acquaintance associated with the project. No additional disclosures.

Project Planner Adam Ross presented and responded to Commissioner Inquiries.

The Applicant representative presented.

Chair Weeks opened the Public Hearing at 6:10 p.m.

Elizabeth Hutton spoke in opposition to the project.

Kellie Carnegie spoke in support of the project.

Christiana Acosta spoke in support of the project.

Allen Hardcastle spoke in opposition to the project.

Tamara Blass spoke in support of the project.

Lauren Manis spoke in support of the project.

Moira Jacobs spoke in opposition to the project.

Sharon Rogers spoke in support of the project.

Diane Kopes spoke in support of the project.

Anne spoke in opposition to the project.

Scot Candell spoke in support of the project.

Marissa Westling spoke in support of the project.

Eric Simons spoke in support of the project.

Alex Duetsy spoke in opposition to the project.

Maureen Grafeld spoke in opposition to the project.

Teresa Bruner spoke in opposition to the project.

Spencer Oldfield spoke in support of the project.

Chair Weeks closed the Public Hearing at 6:53 p.m.

Staff and Applicant representatives responded to Commissioner inquiries.

Commissioners deliberated.

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

**RESOLUTION NO. 12050 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR ALTERNATIVES EAST TO OPERATE A CANNABIS RETAIL FACILITY WITH DELIVERY SERVICE WITHIN A 2,449-SQUARE FOOT TENANT SPACE, LOCATED AT 2300 BETHARDS DRIVE, SUITE A; ASSESSOR'S PARCEL NO. 147-061-015; FILE NO. PRJ19-047.**

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

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

**Absent:** 1 - Commissioner Kalia

## **10. ADJOURNMENT**

Chair Weeks adjourned the meeting at 7:31 to the next regularly scheduled meeting.