



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Final

---

Thursday, December 14, 2017

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, Commissioner Casey Edmondson, Commissioner Vicki Duggan, Commissioner Curtis Groninga, Commissioner Julian Peterson, Commissioner Karen Weeks, and Commissioner Akash Kalia

### 3. APPROVAL OF MINUTES

None.

### 4. PUBLIC COMMENTS

Duane Dewitt spoke regarding fire prevention and Commissioner roles in future planning.

### 5. PLANNING COMMISSIONERS' REPORT

5.1 ADMINISTRATION OF OATH OF OFFICE FOR NEWLY APPOINTED COMMISSIONER AKASH KALIA

### 6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

### 8. PUBLIC HEARINGS

**8.1\*** INDYONE, LLC, CULTIVATION FACILITY - CONDITIONAL USE PERMIT - 3320 INDUSTRIAL DRIVE - CUP17-078

**BACKGROUND:** This project proposes a Conditional Use Permit for Indylene, LLC, for the operation of an indoor medical cannabis cultivation facility within an existing 20,000 square foot building located in a Light Industrial zoning district in northwest Santa Rosa. No exterior

changes to the building are proposed. There is no retail/dispensary component with this facility, located at 3320 Industrial Drive, Assessor's Parcel Number 015-650-024, file number CUP17-078.

Cheryl Whitfield, Senior Planner.

Ex Parte Disclosures: None.

Steve Monahan answered commissioner questions.

Chair Cisco opened the public hearing at 4:27 p.m.

Duane Dewitt spoke regarding Cannabis.

Chair Cisco closed the public hearing at 4:30 p.m.

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt as amended RESOLUTION NO. 11868 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR INDYONE, LLC, FOR THE OPERATION OF AN INDOOR MEDICAL CANNABIS COMMERCIAL CULTIVATION FACILITY WITHIN AN EXISTING 20,000 SQUARE-FOOT BUILDING LOCATED IN A LIGHT INDUSTRIAL ZONING DISTRICT IN NORTHWEST SANTA ROSA. NO EXTERIOR CHANGES TO THE BUILDING ARE PROPOSED. THERE IS NO RETAIL/DISPENSARY COMPONENT WITH THIS FACILITY, LOCATED AT 3320 INDUSTRIAL DRIVE, ASSESSOR'S PARCEL NUMBER 015-650-024, FILE NUMBER CUP17-078. The motion carried by the following vote:**

**Yes:** 7 - Chair Cisco, Commissioner Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson, Commissioner Weeks and Commissioner Kalia

**8.2\*** SRMH MEDICAL OFFICE BUILDING AND PARKING STRUCTURE - CONDITIONAL USE PERMIT AND MITIGATED NEGATIVE DECLARATION - 110 SOTOYOME ST - CUP17-008

BACKGROUND: This project proposes development of a new, four-story medical office building with 92,000 square feet of floor area

and an associated 6-level, 600 stall parking structure. The new parking structure will be accessed from both Montgomery Drive and Sotoyome Street. The project includes a Conditional Use Permit for operation of a parking facility and increased building height in a commercial district. An Initial Study/Draft Mitigated Negative Declaration and supporting technical studies have been prepared for the project.

Patrick Streeter, Senior Planner.

Ex Parte Disclosures: None.

Applicant team presented.

Chair Cisco opened the public hearing at 5:20 p.m.

Matt Mullan spoke in opposition to portions of the project.

Fred Howe spoke in opposition to the project.

Duane Dewitt spoke in opposition to the project.

Kristina Sunderlage spoke in opposition to portions of the project.

Chair Cisco closed the public hearing at 5:34 p.m.

Staff and applicant team responded to questions.

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt as amended RESOLUTION NO. 11869 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE SANTA ROSA MEMORIAL HOSPITAL MEDICAL OFFICE BUILDING AND PARKING STRUCTURE - LOCATED AT 1102, 1110, 1120, 1144, 1150, 1154, 1166, 1170 MONTGOMERY DRIVE, 110, 114, 118, 122 SOTOYOME STREET; APN: 009-172-001, 002, -003, -004, -005, -006, -007, 009-172-014, -019, -023, -003, 014-081-004, -023 - FILE NUMBER CUP17-008. The motion carried by the following vote:**

**Yes:** 7 - Chair Cisco, Commissioner Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson, Commissioner Weeks and Commissioner Kalia

**A motion was made by Board Member Duggan, seconded by Board Member Weeks, to waive reading of the text and adopt as amended RESOLUTION NO 11870 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE SANTA ROSA MEMORIAL HOSPITAL MEDICAL OFFICE BUILDING AND PARKING STRUCTURE - LOCATED AT 1102, 1110, 1120, 1144, 1150, 1154, 1166, 1170 MONTGOMERY DRIVE, 110, 114, 118, 122 SOTOYOME STREET; APN: 009-172-001, 002, -003, -004, -005, -006, -007, 009-172-014, -019, -023, -003, 014-081-004, -023 - FILE NUMBER CUP17-008. The motion carried by the following vote:**

**Yes: 7 -** Chair Cisco, Commissioner Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson, Commissioner Weeks and Commissioner Kalia

## **9. ADJOURNMENT**

Chair Cisco adjourned the meeting at 6:36 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, January 11, 2018 at 4:00 p.m.

Approved on: January 11, 2018

S/ Mike Maloney, Recording Secretary