



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Final

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Thursday, November 30, 2017

4:00 PM

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### Special Meeting

#### 1. CALL TO ORDER

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

#### 2. ROLL CALL

**Present** 6 - Chair Patti Cisco, Commissioner Casey Edmondson, Commissioner Vicki Duggan, Commissioner Curtis Groninga, Commissioner Julian Peterson, and Commissioner Karen Weeks

**Absent** 1 - Board Member Peter Rumble

#### 3. APPROVAL OF MINUTES

3.1 November 9th, 2017 Draft Minutes.

**Approved as submitted.**

#### 4. PUBLIC COMMENTS

Duane Dewitt spoke regarding housing concerns.

Teri Shore spoke regarding an online mapping tool and socioecological issues regarding wild fires.

Brad James spoke regarding safety measures.

#### 5. PLANNING COMMISSIONERS' REPORT

Presented by Chair Cisco.

#### 6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

#### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Vice Chair Edmondson abstained from item 8.1.

## 8. PUBLIC HEARINGS

- 8.1\* OAKMONT OF EMERALD ISLE ASSISTED LIVING - CONDITIONAL  
USE PERMIT AND MITIGATED NEGATIVE DECLARATION - 0  
GULLANE DR - PRJ17-031, CUP17-039, HDP17-009

BACKGROUND: Oakmont of Emerald Isle Assisted Living Project Conditional Use Permit. The project includes construction and operation of a 49-unit assisted living facility, proposed in a single two-story building.

Patrick Streeter, Senior Planner.

Ex parte Disclosures: Vicki Duggan spoke with Julie Combs and viewed online documents. No other disclosures.

Chair Cisco opened the Public Hearing at 4:39 p.m.

Tara Janssen spoke in opposition to the project.

David Petritz spoke regarding fire danger.

Chair Cisco closed the public hearing at 4:46 p.m.

**A motion was made by Board Member Weeks, seconded by Board Member Groninga, to waive reading of the text and adopt:**

**RESOLUTION NO. 11860 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER PRJ17-031**

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

**Yes:** 5 - Chair Cisco, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson and Commissioner Weeks

**Absent:** 1 - Board Member Rumble

**Abstain:** 1 - Commissioner Edmondson

**A motion was made by Board Member Weeks, seconded by Board Member Groninga, to waive reading of the text and adopt as amended. The motion carried by the following vote:**

**Yes:** 4 - Chair Cisco, Commissioner Groninga, Commissioner Peterson and Commissioner Weeks

**No:** 1 - Commissioner Duggan

**Absent:** 1 - Board Member Rumble

**Abstain:** 1 - Commissioner Edmondson

**A motion was made by Board Member Weeks, seconded by Board Member Groninga, to waive reading of the text and adopt:**

**RESOLUTION NO. 11862 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE OAKMONT OF EMERALD ISLE ASSISTED LIVING FACILITY PROJECT, LOCATED AT 0 GULLANE DRIVE; ASSESSOR'S PARCEL NUMBERS: 173-670-004, -016; FILE NUMBER PRJ17-031.**

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

**Yes:** 4 - Chair Cisco, Commissioner Groninga, Commissioner Peterson and Commissioner Weeks

**No:** 1 - Commissioner Duggan

**Absent:** 1 - Board Member Rumble

**Abstain:** 1 - Commissioner Edmondson

Chair Cisco recessed the meeting at 5:34 p.m. and reconvened at 5:42 p.m.

**8.2\* QUICK PICK MARKET - ZONING CLEARANCE APPEAL**

BACKGROUND: APPEAL OF A ZONING CLEARANCE AUTHORIZING THE CONTINUATION OF A CONVENIENCE STORE (A LEGAL NONCONFORMING USE) WITH LIMITED HOURS OF OPERATION FROM 8:00 AM TO 8:00 PM DAILY FOR QUICK PICK MARKET LOCATED AT 201 W. 7th ST.; ASSESSOR'S PARCEL NUMBER 010-155-008; FILE NO. ZC17-0056.

Andrew Trippel, City Planner.

Ex parte disclosures: None.

Chair Cisco opened the Public Hearing at 6:01 p.m.

Maggie Obrien spoke in opposition to the appeal.

Sher Ennis spoke in opposition to the appeal.

Andre Siedentonf spoke in opposition to the appeal.

Laura Winkelbaur spoke in opposition to the appeal.

Ruth Bitton spoke in favor of the appeal.

Stan Gow spoke in opposition to the appeal.

Robert Ankers spoke in opposition to the appeal.

Mich Norton spoke in opposition to the appeal.

Allen Thomas spoke in opposition to the appeal.

Rajinder Singh (Applicant) spoke in favor of the appeal.

Deborah Krippen spoke in opposition to the appeal.

Applicant Representative spoke in favor of the appeal.

Chair Cisco closed the Public Hearing at 6:23 p.m.

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt:**

**RESOLUTION NO. 11863 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND UPHOLDING THE DIRECTOR OF PLANNING AND**

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**ECONOMIC DEVELOPMENT'S APPROVAL OF A ZONING CLEARANCE AUTHORIZING THE CONTINUATION OF A CONVENIENCE STORE (A LEGAL NONCONFORMING USE) WITH LIMITED HOURS OF OPERATION FROM 8:00 AM TO 8:00 PM DAILY FOR QUICK PICK MARKET LOCATED AT 201 W. 7TH STREET; ASSESSOR'S PARCEL NUMBER 010-155-008; FILE NUMBER ZC17-0056.**

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

**Yes:** 6 - Chair Cisco, Commissioner Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson and Commissioner Weeks

**Absent:** 1 - Board Member Rumble

Chair Cisco recessed the meeting at 6:45 p.m. and reconvened at 6:50 p.m.

**8.3\*** SONOMA WEST VENTURES CULTIVATION AND MANUFACTURING FACILITY - MINOR CONDITIONAL USE PERMIT - 1215 BRIGGS AVENUE - CUP17-058

BACKGROUND: This project proposes operation of an indoor medical cannabis commercial cultivation facility within an existing 5,600 square-foot industrial building in a Light Industrial zoning district in northwest Santa Rosa. In addition to cultivation, the facility would be licensed for manufacturing with non-volatile solvents.

Cheryl Whitfield, Senior Planner.

Ex parte disclosures: None.

Chair Cisco opened and closed the Public Hearing at 7:01 p.m.

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt:**

**RESOLUTION NO. 11864 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MINOR CONDITIONAL USE PERMIT FOR SONOMA WEST VENTURES, AN INDOOR MEDICAL CANNABIS COMMERCIAL CULTIVATION**

**FACILITY WITH MANUFACTURING WITH NON-VOLATILE SOLVENTS, LOCATED WITHIN AN EXISTING 5,600 SQUARE-FOOT INDUSTRIAL BUILDING IN NORTHWEST SANTA ROSA, AT 1215 BRIGGS AVENUE, ASSESSORS PARCEL NUMBER 037-012-007, FILE NUMBER CUP17-058.**

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

**Yes:** 6 - Chair Cisco, Commissioner Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson and Commissioner Weeks

**Absent:** 1 - Board Member Rumble

**8.4\*      ROUND BARN GENERAL PLAN AMENDMENT AND REZONING AND MITIGATED NEGATIVE DECLARATION - PLANNING PROJECT - 0 ROUND BARN BLVD - PRJ17-004**

BACKGROUND: The project proposes a General Plan Amendment to change the existing land use designation from Business Park to Medium Low Density Residential and Open Space and a Rezoning from PD72-001 (Planned Development) to R-1-6 (Single-Family Residential) and OSC (Open Space - Conservation) for the 40.18-acre property located at 0 Round Barn Boulevard. Although no formal development applications have been received to date, the General Plan Amendment and Rezone would allow for future residential development on a portion of the property and the preservation of riparian, woodland areas and steeply sloped areas of the property in open space.

Aaron Hollister, Planning Consultant.

Ex parte disclosures: None

Chair Cisco opened the Public Hearing at 7:30 p.m.

Teri Shore spoke regarding the project.

David Petritz spoke regarding the proejct.

Chair Cisco closed the Public Hearing at 7:35 p.m.

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt:**

**RESOLUTION NO. 11865 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL AND ADOPTION OF A MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED ROUND BARN VILLAGE RECLASSIFICATION LOCATED AT 0 ROUND BARN BOULEVARD - ASSESSOR'S PARCEL NUMBERS 173-020-030 THROUGH 173-020-036 - FILE NUMBER PRJ17-004.**

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

**Yes:** 6 - Chair Cisco, Commissioner Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson and Commissioner Weeks

**Absent:** 1 - Board Member Rumble

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt:**

**RESOLUTION NO. 11866 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A GENERAL PLAN AMENDMENT FROM BUSINESS PARK TO MEDIUM LOW DENSITY RESIDENTIAL AND OPEN SPACE FOR THE PROPERTY AT 0 ROUND BARN BOULEVARD - FILE NUMBER PRJ17-004.**

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

**Yes:** 6 - Chair Cisco, Commissioner Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson and Commissioner Weeks

**Absent:** 1 - Board Member Rumble

**A motion was made by Board Member Duggan, seconded by Vice Chair Edmondson, to waive reading of the text and adopt:**

**RESOLUTION NO. 11867 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 0 ROUND BARN BOULEVARD TO THE**

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**SINGLE-FAMILY RESIDENTIAL (R-1-6) AND OPEN SPACE  
CONSERVATION DISTRICTS - FILE NUMBER PRJ17-004.**

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

**Yes:** 6 - Chair Cisco, Commissioner Edmondson, Commissioner Duggan, Commissioner Groninga, Commissioner Peterson and Commissioner Weeks

**Absent:** 1 - Board Member Rumble

**9. ADJOURNMENT**

Chair Cisco adjourned the meeting at 8:01 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, December 14, 2017 at 4:00 p.m.

Approved on: January 11, 2018

S/ Mike Maloney, Recording Secretary