



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Final

Thursday, May 10, 2018

4:00 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present 7 - Chair Casey Edmondson, Vice Chair Karen Weeks, Commissioner Patti Cisco, Commissioner Vicki Duggan, Commissioner Curtis Groninga, Commissioner Akash Kalia, and Commissioner Julian Peterson

3. APPROVAL OF MINUTES

3.1 April 12, 2018 Draft Minutes.

Approved as submitted.

4. PUBLIC COMMENTS

Sunshine Lecho spoke regarding Corporate Center Parkway uses for Cannabis.

5. PLANNING COMMISSIONERS' REPORT

None.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. STUDY SESSION

8.1 COMMERCIAL CANNABIS MANUFACTURING - LEVEL 2 (VOLATILE) REGULATIONS

Background and discussion on the City's adopted land use policy and review process for Commercial Cannabis Manufacturing - Level 2

(Volatile) uses. Also to be presented and discussed will be the Fire and Building Code permit and inspection requirements associated with this land use.

Clare Hartman, Planning Deputy Director.

Caren Woodson, Spark, spoke regarding cannabis level 2 manufacturing.

Staff responded to questions from the Commission.

9. CONSENT ITEMS

Approval of the Consent Agenda

A motion was made by Commissioner Cisco, seconded by Commissioner Duggan, to waive reading of the text and adopt Consent Items 9.1 and 9.2. The motion carried by the following vote:

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

9.1 SOUTHWEST ESTATES TENTATIVE MAP TIME EXTENSION - 533 BELLEVUE AVE - PRJ17-055.

BACKGROUND: Request for a one-year extension of time for the Southwest Estates Tentative Map.

Susie Murray, City Planner.

This Consent was adopted.

RESOLUTION NO. 11893 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE SOUTHWEST ESTATES TENTATIVE MAP LOCATED AT 533 BELLEVUE AVENUE - FILE NUMBER PRJ17-055.

9.2 SHOPS AT AUSTIN CREEK - EXTENSIONS - EXTENSION REQUEST - 5171 and 5173 SONOMA HWY - EXT17-0064

BACKGROUND: One year time extension till October 8, 2018.

Gary Broad, Contract Planner.

This Consent was adopted.

RESOLUTION NO. 11894 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE SHOPS AT AUSTIN CREEK TENTATIVE MAP AT 5171 AND 5173 SONOMA HIGHWAY, ASSESSOR'S PARCEL NUMBERS 183-410-058 AND 183-410-060, FILE NUMBER PRJ17-060 – EXT17-0064.

10. PUBLIC HEARINGS

Chair Edmondson reordered the agenda to hear item 10.4 prior to 10.3.

10.1* VERIZON WIRELESS TELECOMMUNICATIONS FACILITY - PLANNING PROJECT - 122 BAKER AVE - PRJ17-056 - CONTINUED.

BACKGROUND: Application for Verizon Wireless telecommunications facility featuring a 55-foot tall faux oak tree (mono broadleaf) and ground-mounted equipment cabinets.

ITEM IS BEING CONTINUED.

Andrew Trippel, City Planner.

A motion was made by Vice Chair Weeks, seconded by Commissioner Groninga, to continue the item to a date uncertain.

The motion carried by the following vote:

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

10.2 RESILIENT CITY BUILDING ENVELOPES AND SETBACKS- CERTIFICATES OF CORRECTION - CITYWIDE - PRJ18-031.

BACKGROUND: The City Engineer is seeking to remove any building envelopes and setbacks (References) from existing subdivision final maps within the Resilient City zones to reduce constraints, eliminate conflicts with existing zoning, and provide for flexibility for rebuilding. The removal of these References will allow for the new structures to be

built consistent with the existing City zoning.

Bill Rose, Supervising Planner; Gabe Osburn, Deputy Director, Engineering Development Services.

Chair Edmondson opened the public hearing at 5:17 p.m.

Fred Levin spoke in favor of the project.

Tom Yuqoi spoke in favor of the project.

James Barth spoke in favor of the project.

Joan Mortenson spoke in favor of the project.

Jim Henderson spoke in favor of the project.

Marilyn Allen spoke in favor of the project.

Chair Edmondson closed the public hearing at 5:28 p.m.

Staff answered questions from the Commission.

Meeting went into Recess

Meeting Reconvened

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

RESOLUTION NO. 11895 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING THAT THE CITY ENGINEER EXECUTE AND RECORD CERTIFICATES OF CORRECTION TO REMOVE REFERENCES TO BUILDING SETBACKS AND BUILDING ENVELOPES ON SPECIFIED SUBDIVISION FINAL MAPS WITHIN THE RESILIENT CITY ZONES – PRJ18-031.

The motion carried by the following vote:

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

10.3* MIDDLE RELIEF PARTNERS CULTIVATION FACILITY, Exempt Project
- CONDITIONAL USE PERMIT - 1805 EMPIRE INDUSTRIAL CT -
CUP17-057

BACKGROUND: This is a proposal to operate a 9,473-square foot cannabis cultivation facility.

Susie Murray, City Planner.

Ex Parte Disclosures: None.

Chair Edmondson opened the public hearing at 6:11 p.m.

Barbara Holleran spoke in opposition to the project.

Chair Edmondson closed the public hearing at 6:14 p.m.

Staff and the Applicant team answered questions.

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

RESOLUTION NO. 11897 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR MIDDLE RELIEF PARTNERS, A CANNABIS CULTIVATION FACILITY, LOCATED AT 1805 EMPIRE INDUSTRIAL COURT, ASSESSOR'S PARCEL NO. 015-731-002; FILE NUMBER CUP17-057.

The motion carried by the following vote:

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

10.4* HAMPTON INN AND SUITES, DESIGN REVIEW MAJOR - APN
058-011-018 - PRJ17-076

BACKGROUND: A proposal to construct a 55-foot tall, four-story, 100-room hotel on an undeveloped parcel. The project requires Design Review for a structure greater than 10,000 square feet, and a Conditional Use Permit for additional building height.

Susie Murray, City Planner.

Ex Parte Disclosures: None.

Chair Edmondson opened and closed the public hearing at 5:59 p.m.

Staff and the Applicant answered questions from Commissioners.

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

RESOLUTION NO. 11896 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW ADDITIONAL BUILDING HEIGHT FOR THE CONSTRUCTION OF THE HAMPTON INN & SUITES, LOCATED AT THE NORTHERN END OF AIRWAY DRIVE; APN: 058-011-018; FILE NUMBER PRJ17-076.

The motion carried by the following vote:

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

11. ADJOURNMENT

Chair Edmondson adjourned the meeting at 6:31 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, May 24, 2018 at 4:00 p.m.

Approved on: June 14, 2018

S/ Mike Maloney, Recording Secretary