



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Final

Thursday, June 14, 2018

4:00 PM

1. CALL TO ORDER

Chair Edmondson called the meeting to order at 4:03 p.m.

2. ROLL CALL

Present 5 - Chair Casey Edmondson, Vice Chair Karen Weeks, Commissioner Patti Cisco, Commissioner Vicki Duggan, and Commissioner Julian Peterson

Absent 2 - Commissioner Curtis Groninga, and Commissioner Akash Kalia

3. APPROVAL OF MINUTES

3.1 March 8, 2018 Draft Minutes.

Approved as submitted.

3.2 May 10, 2018 Draft Minutes.

Approved as submitted.

3.3 May 24, 2018 Draft Minutes.

Approved as submitted.

4. PUBLIC COMMENTS

None.

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

None.

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: 5 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan and Commissioner Peterson

Absent: 2 - Commissioner Groninga and Commissioner Kalia

9.1 FOUNTAINGROVE INN HOTEL CONDOMINIUMS - PLANNING PROJECT - 3586 MENDOCINO AVE - PRJ18-008

BACKGROUND: Request for a one-year time extension for the Fountaingrove Inn Hotel Condominiums Tentative Map at 3586 Mendocino Avenue to subdivide a 2.84-acre parcel into a 1.1-acre parcel with 22 airspace hotel condominiums and a 1.74-acre parcel, previously the site of the Fountaingrove Inn Expansion.

PRESENTED BY: Gary Broad, Planning Consultant

This Consent was adopted.

RESOLUTION 11901 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A FOURTH ONE-YEAR EXTENSION OF TIME FOR FOUNTAINGROVE INN HOTEL CONDOMINIUMS TENTATIVE MAP LOCATED AT 3586 MENDOCINO AVENUE, SANTA ROSA - ASSESSOR'S PARCEL NUMBER 173-020-051 - FILE NUMBER PRJ18-008

9.2 GOLDEN GATE COURT - MITIGATED NEGATIVE DECLARATION - EXTENSION REQUEST - 1071 FRESNO AVE - EXT16-0010

BACKGROUND: Twelve (12) single-family dwellings with four (4) granny units. 2nd extension submitted 03/26/08 for MAJ01-011 & CUP01-127. 3rd extension submitted 03/08/16 for MAJ01-11 & CUP01-127.

PRESENTED BY: Susie Murray, City Planner

This Consent was adopted.

RESOLUTION NO. 11902 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING THREE ONE-YEAR EXTENSIONS OF TIME FOR THE GOLDEN GATE COURT TENTATIVE MAP LOCATED AT ASSESSOR'S PARCEL NUMBER 035-102-037, FILE NUMBERS EXT16-0010, PRJ17-023 AND PRJ18-023

10. PUBLIC HEARINGS

- 10.1*** ROCK STAR UNIVERSITY - MODIFICATION TO OPERATING HOURS, Exempt Project - CONDITIONAL USE PERMIT - 3410 INDUSTRIAL DR - CUP17-147

BACKGROUND: Rock Star University proposes to modify its existing use permit to expand permitted operating hours from 6:00PM - 12AM (currently approved) to 6:00PM - 4:00AM (proposed). No other changes to the facility or operation are proposed

PRESENTED BY: Kristinae Toomians, Senior Planner

Ex Parte Disclosures: None.

Staff and the applicant representatives responded to Commissioner questions.

Chair Edmondson opened and closed the Public Hearing at 4:31 p.m.

Meeting went into Recess

Meeting Reconvened

A motion was made by Commissioner Duggan, seconded by Commissioner Cisco, to continue item 10.1 to be heard after item 10.2.

The motion carried by the following vote:

Yes: 5 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan and Commissioner Peterson

Absent: 2 - Commissioner Groninga and Commissioner Kalia

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

RESOLUTION NO. 11904 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR EXTENDED HOURS OF OPERATION FOR ROCK STAR UNIVERSITY – LOCATED AT 3410 INDUSTRIAL DRIVE; APN: 015-650-042; FILE NUMBER CUP17-147.

The motion carried by the following vote:

Yes: 5 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan and Commissioner Peterson

Absent: 2 - Commissioner Groninga and Commissioner Kalia

10.2* 965 SOLUTIONS LLC - CONDITIONAL USE PERMIT - 965 PINER PL - CUP18-006

BACKGROUND: Conditional Use Permit for commercial Cannabis Adult Use and Medicinal Manufacturing - Level 2 (volatile) (Type 7) uses in 4,905 sq. ft. of an existing 7,816 sq. ft. industrial building previously approved for commercial Cannabis Adult Use and Medicinal Distribution (Type 11) and Manufacturing - Level 1 (non-volatile) (Type 6) uses.

PRESENTED BY: Andrew Trippel, City Planner

Ex Parte Disclosures: Commissioners met with applicants and consultants for tours but had nothing to disclose except Commissioner Duggan stating Attachment 7 was created by her former employer.

The applicant representatives responded to Commissioner questions.

Chair Edmondson opened and closed the Public Hearing at 4:49 p.m.

Staff responded to Commissioner questions.

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

RESOLUTION NO. 11903 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR COMMERCIAL CANNABIS MANUFACTURING & LEVEL 2 (VOLATILE) - LOCATED AT 965 PINER PLACE; APN: 015-680-048 FILE NUMBER CUP18-006.

The motion carried by the following vote:

Yes: 5 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan and Commissioner Peterson

Absent: 2 - Commissioner Groninga and Commissioner Kalia

11. ADJOURNMENT

Chair Edmondson adjourned the meeting at 5:35 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, June 28, 2018 at 4:00 p.m.

Approved on: July 12, 2018

S/ Mike Maloney, Recording Secretary