



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Final

Thursday, November 29, 2018

3:00 PM

1. CALL TO ORDER

Chair Edmondson called the meeting to order at 3:01 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 October 25, 2018 Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

None.

5. PLANNING COMMISSIONERS' REPORT

Commissioner Cisco reported on the Waterways Advisory Committee.

6. DEPARTMENT REPORTS

Presented by Clare Hartman, Deputy Director Planning.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

Chair Edmondson abstained from item 10.3.

8. STUDY SESSION

None.

9. CONSENT ITEMS

None.

10. PUBLIC HEARINGS

None.

ITEMS HEARD AT OR AFTER 3:00 P.M.

- 10.1** ONE-TIME, AUTOMATIC, 12 MONTH TENTATIVE MAP EXTENSION, -
REZONING (ZONING CODE TEXT AMENDMENT) - CITYWIDE -
REZ18-012

BACKGROUND: Zoning Code Text Amendment for a one-time, automatic, 12-month extension for tentative maps, and associated entitlements valid on October 9, 2017.

Amy Nicholson, City Planner.

Chair Edmondson opened and closed the Public Hearing at 3:14 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 11921 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF AN ORDINANCE AMENDING ZONING CODE CHAPTER 20-16, RESILIENT CITY DEVELOPMENT MEASURES TO ADD A ONE-TIME, AUTOMATIC, 12-MONTH TENTATIVE MAP EXTENSION TO ADDRESS HOUSING AND ECONOMIC DEVELOPMENT NEEDS WITHIN THE CITY FOLLOWING THE TUBBS AND NUNS FIRES OF OCTOBER 2017 - FILE NUMBER REZ18-012.

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*** PANERA BREAD & CAFE - CONDITIONAL USE PERMIT - 885
HOPPER AVE - CUP18-120

BACKGROUND: New Panera Bread a fast casual dining restaurant with drive-thru in the Resilient City Overlay District. The original site was an Applebee's prior to the October Fire.

Adam Ross, City Planner.

Ex Parte Disclosures: None

Chair Edmondson opened and closed the Public Hearing at 3:25 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION 11922 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT AND PARKING REDUCTION FOR THE PANERA BREAD WITH DRIVE-THROUGH LOCATED AT 885 HOPPER AVENUE; APN: 148-150-034 - FILE NUMBER CUP18-120.

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

Chair Edmondson left Council Chambers at 3:36 p.m.

10.3* RESIDENCE INN BY MARRIOTT - CONDITIONAL USE PERMIT AND HILLSIDE DEVELOPMENT PERMIT - 3558 ROUND BARN CIR - PRJ17-045

BACKGROUND: The proposal includes the construction and operation of a four-story, 114-room hotel. A new 92,100 square foot building would occupy the undeveloped 4.6-acre project parcel. In addition to hotel rooms, the project includes a fitness facility and outdoor amenities, including a pool. One hundred sixteen on-site parking spaces are proposed within a surface parking lot. Construction of the project is contingent upon approval of a Conditional Use Permit, Hillside Development Permit and Design Review.

Gary Broad, Planning Consultant.

Ex Parte Disclosures: None

An applicant representative presented

Vice Chair Weeks opened the Public Hearing at 3:59 p.m.

Sharon Wright spoke in opposition to the project.

Harry Richardson spoke in opposition to the project.

Sara Keck spoke in opposition to the project.

Teri Shore spoke in opposition to the project.

Jerry Bernhaut spoke in opposition to the project.

Tom Conlon spoke in opposition to the project.

David Lawrence spoke in favor of the project.

Vice Chair Weeks closed the Public Hearing at 4:19 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 11923 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A HILLSIDE DEVELOPMENT PERMIT FOR THE RESIDENCE INN BY MARRIOTT LOCATED AT 3558 ROUND BARN CIRCLE - ASSESSOR'S PARCEL NUMBER(S) 173-020-008 - FILE NO. PRJ17-045.

The motion carried by the following vote:

Yes: 4 - Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan and Commissioner Kalia

No: 2 - Commissioner Groninga and Commissioner Peterson

Abstain: 1 - Chair Edmondson

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

RESOLUTION ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE RESIDENCE INN BY MARRIOTT - LOCATED AT 3558 ROUND BARN CIRCLE; APN: 173-020-008- FILE NUMBER PRJ17-045.

The motion failed by the following vote:

Yes: 3 - Vice Chair Weeks, Commissioner Cisco and Commissioner Kalia

No: 3 - Commissioner Duggan, Commissioner Groninga and Commissioner Peterson

Abstain: 1 - Chair Edmondson

Vice Chair Weeks recessed the meeting at 4:58 p.m.

Chair Edmondson returned to Council Chambers at 5:01 p.m.

Chair Edmondson reconvened the meeting at 5:08 p.m.

ITEMS HEARD AT OR AFTER 4:00 P.M.

(THE PLANNING COMMISSION MAY RECESS DURING THE EVENING FOR A BRIEF BREAK)

10.4* BKIND - EXEMPT PROJECT - CONDITIONAL USE PERMIT - 1128 SONOMA AVE - CUP18-079

BACKGROUND: BKind is a cannabis retail (dispensary) and delivery business proposed in an existing 2,280 square foot medical office building in the Office Commercial zoning district at 1128 Sonoma Ave.

Emmanuel Ursu, Planning Consultant.

Ex Parte Disclosures: None.

Staff responded to Commissioner inquiries.

The Applicant representative presented.

Chair Edmondson opened the Public Hearing at 5:32 p.m.

James Jackson spoke in opposition to the project.

David Marcus spoke in favor of the project.

Jacqueline Marcus spoke in favor of the project.

Felicia Accomazzo asked for clarification by staff.

Monica Pantinas spoke in favor of the project.

Diana Perkins spoke in favor of the project.

Michelle Gervais spoke in opposition to the project.

Chair Edmondson closed the Public Hearing at 5:51 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 11924 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR BKIND TO OPERATE A CANNABIS RETAIL (DISPENSARY) AND DELIVERY BUSINESS, WITHIN AN EXISTING BUILDING LOCATED AT 1128 SONOMA AVE; ASSESSOR'S PARCEL NO. 014-121-002; FILE NO. CUP18-079.

The motion carried by the following vote:

Yes: 6 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Kalia and Commissioner Peterson

No: 1 - Commissioner Groninga

Chair Edmondson recessed the meeting at 6:35 p.m.

Chair Edmondson reconvened the meeting at 7:19 p.m.

**10.5* SONOMA PATIENT GROUP, INC. - CONDITIONAL USE
PERMIT - 2265 CLEVELAND AVE - CUP18-046**

BACKGROUND: Application for Major Conditional Use Permit for Sonoma Patient Group, Inc., proposing a medicinal and adult use retail cannabis dispensary with delivery services, on-site consumption, and special events that do not require a special cannabis event permit in an existing 3557 sq.ft. building with addition of 660 sq.ft. screened-in porch on a 16,552 sq.ft. parcel.

Adam Ross, City Planner.

Ex Parte Disclosures: None.

An applicant representative presented.

Chair Edmondson opened the Public Hearing at 7:45 p.m.

Craig Litwin spoke in support of the project.

Chair Edmondson closed the Public Hearing at 7:48 p.m.

Staff and the applicant representative responded to Commissioner inquiries.

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

RESOLUTION NO. 11925 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR SONOMA PATIENT GROUP, INC.'S, MEDICAL AND ADULT USE RETAIL CANNABIS DISPENSARY WITH DELIVERY IN AN EXISTING 3,557 SQUARE FOOT BUILDING WITH ADDITION OF A 660 SQUARE-FOOT SCREENED-IN PORCH FOR ON-SITE CONSUMPTION ON A 16,552 SQUARE FOOT PARCEL - LOCATED AT 2265 CLEVELAND

AVENUE; APN: 015-481-030 FILE NUMBER CUP18-046.

The motion carried by the following vote:

Yes: 6 - Chair Edmondson, Vice Chair Weeks, Commissioner Cisco, Commissioner Duggan, Commissioner Groninga and Commissioner Kalia

No: 1 - Commissioner Peterson

10.6* RADIANT FARMS, EXEMPT PROJECT - CONDITIONAL USE PERMIT - 1821 EMPIRE INDUSTRIAL COURT, SUITE G - CUP18-095

BACKGROUND: Radiant Farms is a cannabis manufacturing facility for medicinal and adult use products, involving both volatile and non-volatile manufacturing processes. The use will occupy a 1,371-square foot space of an existing industrial building, of which approximately 160 square feet will be designated for volatile manufacturing, 375 square feet for non-volatile manufacturing, and the remainder to machine room, walk-in freezer, and other support service areas.

Susie Murray, Senior Planner.

Ex Parte Disclosure: None.

Applicant representatives presented.

Chair Edmondson opened the Public Hearing at 8:35 p.m.

Daniel Garcia spoke in support of the project.

Brian Keegen spoke in support of the project.

Chair Edmondson closed the Public Hearing at 8:38 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 11926 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR RADIANT FARM, A CANNABIS MANUFACTURING FACILITY, INVOLVING BOTH NON-VOLATILE MANUFACTURING (LEVEL 1) AND VOLATILE MANUFACTURING (LEVEL 2), FOR THE PROPERTY LOCATED AT 1821 EMPIRE INDUSTRIAL COURT, SUITE G; ASSESSOR'S PARCEL NUMBER 015-731-051; FILE NO. CUP18-095.

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

10.7* MONTECITO TOWNHOMES, EXEMPT PROJECT - TENTATIVE MAP AND CONDITIONAL USE PERMIT - 0 MONTECITO BOULEVARD - PRJ17-077; CUP17-136; MAJ17-004

BACKGROUND: The project is a request for a tentative map with a residential small lot subdivision conditional use permit to create eight fee simple lots on a vacant 0.5-acre property on which eight attached single-family dwellings (townhouses) are proposed. A shared 25-foot wide driveway easement would provide access to the new dwellings from Montecito Boulevard.

Aaron Hollister, Planning Consultant.

Ex Parte Disclosures: None.

Staff responded to Commissioner inquiries.

Applicant representatives presented.

Chair Edmondson opened and closed the Public Hearing at 9:06 p.m.

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

RESOLUTION NO. 11927 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A RESIDENTIAL SMALL LOT SUBDIVISION CONDITIONAL USE PERMIT FOR MONTECITO TOWNHOMES - LOCATED AT 0 MONTECITO BOULEVARD – ASSESSOR PARCEL NUMBER 182-120-052 - FILE NUMBERS PRJ17-077, CUP17-136.

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

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

RESOLUTION NO. 11928 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE MONTECITO TOWNHOMES TENTATIVE MAP LOCATED AT 0 MONTECITO BOULEVARD – ASSESSOR'S PARCEL NUMBER 182-120-052 - FILE NUMBERS – PRJ17-077, MAJ17-004.

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 9:13 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, December 13, 2018 at 4:00 p.m.

Approved on: February 14, 2019

S/ Mike Maloney, Recording Secretary