



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Final

Thursday, March 28, 2019

4:00 PM

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 Charles Carter, Commissioner Vicki Duggan, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

Absent 1 - Vice Chair Karen Weeks

3. APPROVAL OF MINUTES

March 14, 2019 - 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

None.

10. PUBLIC HEARINGS

10.1 RONCHELLI REZONE, EXEMPT PROJECT - REZONING MAP AMENDMENT - 1250 MENDOCINO AVE - REZ19-002

BACKGROUND: Proposed rezoning of a property partially zoned CG (General Commercial) and R-3-15 (Single-Family Residential) to the CG (General Commercial) zoning district for General Plan consistency, located at 1250 Mendocino Avenue.

Kristinae Toomians, Senior Planner

Staff responded to Commissioner inquiries.

Applicant representatives made a presentation.

Chair Cisco opened the Public Hearing at 4:12 p.m.

Beth Wettergreen spoke regarding the project.

Chair Cisco closed the Public Hearing at 4:16 p.m.

Staff responded to Commissioner inquiries.

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

RESOLUTION NO. 11947 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF A PROPERTY LOCATED AT 1250 MENDOCINO AVENUE TO THE CG (COMMERCIAL GENERAL) ZONING DISTRICT, ASSESSOR'S PARCEL NUMBER 180-590-004 – FILE NUMBER REZ19-002.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

Absent: 1 - Vice Chair Weeks

10.2* BELLEVUE RANCH 7 - REZONING, CONDITIONAL USE PERMIT
AND TENTATIVE MAP - 2903 DUTTON MEADOW - MAJ13-002

BACKGROUND: This is a proposal to develop a 5.75-acre lot with 30 single-family dwellings, of which four will include accessory dwelling units. There is one existing structure that will be demolished. Requested actions include adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program; a Recommendation to Council to rezone the subject property from PD to the R-1-6 zoning district; approval of a Conditional Use Permit for a small lot subdivision; and approval of a Tentative Map.

Susie Murray, Senior Planner.

Ex Parte Disclosures: None.

Applicant representatives made a presentation.

Chair Cisco opened the Public Hearing at 4:44 p.m.

Ester Varu spoke regarding the project.

Chair Cisco closed the Public Hearing at 4:46 p.m.

Staff and the Applicant representative responded to Commissioner inquiries.

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

RESOLUTION NO. 11948 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BELLEVUE RANCH 7 SUBDIVISION LOCATED AT 2903 DUTTON MEADOW - ASSESSOR'S PARCEL NUMBER 043-111-007; FILE NUMBER MJP13-009.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

Absent: 1 - Vice Chair Weeks

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

RESOLUTION NO. 11949 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 2903 DUTTON MEADOW, ASSESSOR'S PARCEL NO. 043-111-007, TO THE R-1-6 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT - FILE NUMBER MJP13-009.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

Absent: 1 - Vice Chair Weeks

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

RESOLUTION NO. 11950 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR BELLEVUE RANCH 7, A 30-PARCEL SMALL LOT SUBDIVISION, LOCATED AT 2903 DUTTON MEADOW; ASSESSOR'S PARCEL NUMBER 043-111-007; FILE NUMBER MJP13-009.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

Absent: 1 - Vice Chair Weeks

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

RESOLUTION NO. 11951 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE

BELLEVUE RANCH 7 TENTATIVE MAP LOCATED AT 2903 DUTTON MEADOW; ASSESSOR'S PARCEL NO. 043-111-007; FILE NO. MJP13-009.

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

Absent: 1 - Vice Chair Weeks

The meeting went into Recess at 5:18 p.m.

The meeting Reconvened at 5:24 p.m.

10.3* DOOBIE NIGHTS - CONDITIONAL USE PERMIT - 3011 SANTA ROSA AVE, #A - CUP18-063

BACKGROUND: This is a proposal to operate a 5,280-square foot Cannabis Retail (dispensary) business from an existing commercial building.

Susie Murray, Senior Planner

Ex Parte Disclosures: Commissioners had nothing to disclose except Commissioner Duggan stating that she has extended family ties to the property, but no social relationship.

Applicant representatives made a presentation.

Applicant representatives responded to Commissioner inquiries.

Chair Cisco opened and closed the Public Hearing at 5:41 p.m.

Staff responded to Commissioner inquiries.

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

**RESOLUTION NO. 11952 ENTITLED: RESOLUTION OF THE
PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING
FINDINGS AND DETERMINATIONS AND APPROVING A
CONDITIONAL USE PERMIT FOR DOOBIE NIGHTS, A CANNABIS
RETAIL (DISPENSARY), LOCATED AT 3011A SANTA ROSA AVENUE
- FILE NUMBER CUP18-063.**

The motion carried by the following vote:

Yes: 6 - Chair Cisco, Commissioner Carter, Commissioner Duggan,
Commissioner Kalia, Commissioner Okrepkie and
Commissioner Peterson

Absent: 1 - Vice Chair Weeks

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 5:53 p.m. to the next regularly
scheduled Planning Commission meeting to be held on Thursday,
April 11, 2019 at 4:00 p.m.

Approved on: April 11, 2019

S/ Mike Maloney, Recording Secretary