



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Final

---

Thursday, May 9, 2019

4:00 PM

---

### 1. CALL TO ORDER

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

### 2. ROLL CALL

**Present** 7 - Chair Patti Cisco, Vice Chair Karen Weeks, Commissioner Charles Carter, Commissioner Vicki Duggan, Commissioner Akash Kalia, Commissioner Jeff Okrepkie, and Commissioner Julian Peterson

### 3. APPROVAL OF MINUTES

April 11, 2019 - Draft Minutes.

Approved as submitted.

### 4. PUBLIC COMMENTS

None.

### 5. PLANNING COMMISSIONERS' REPORT

Vice Chair Weeks acknowledged the postponement of the Roseland meeting.

Chair Cisco gave an update on the April 25, 2019 Waterways Advisory Committee meeting and discussed the Rose Parade.

#### 5.1 Certificate of Appreciation - Curt Groninga

The Commission recognized Curt Groninga for his service and he addressed the Commission.

#### 5.2 Certificate of Appreciation - Casey Edmondson

The Commission recognized Casey Edmondson for his service and he addressed the Commission.

### 6. DEPARTMENT REPORTS

Presented by Clare Hartman, Planning Deputy Director.

## **7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

None.

## **8. STUDY SESSION**

None.

## **9. CONSENT ITEMS**

Ex Parte Disclosures: None.

Public Comment: None.

### **Approval of the Consent Agenda**

**A motion was made by Vice Chair Weeks, 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 Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

- 9.1\*** GROVE VILLAGE TIME EXTENSION - ASSESSOR'S PARCEL NOS. 134-042-043, 134-042-017, 134-042-011 (2872 Stony Point Road), 134-042-042 and 134-042-048 (2894 Stony Point Road) - PRJ18-033

BACKGROUND: One-year time extension for the Grove Village Tentative Map extending the period of time period to record the Final Map to September 22, 2020.

Susie Murray, Senior Planner

**This PC- Consent - Resolution was adopted.**

**RESOLUTION NO. 11955 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE GROVE VILLAGE TENTATIVE MAP LOCATED AT ASSESSOR'S PARCEL NOS. 134-042-011, 134-042-017, 134-042-042, 134-042-043, AND 134-042-048; FILE NO. PRJ18-033**

- 9.2\*** STONY VILLAGE NORTH TIME EXTENSION - 2729 STONY POINT

RD - PRJ18-032

BACKGROUND: One-year time extension for the Stony Village North Tentative Map extending the period of time period to record the Final Map to April 14, 2020.

Susie Murray, Senior Planner

**This PC- Consent - Resolution was adopted.**

**RESOLUTION NO. 11956 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE STONY VILLAGE NORTH TENTATIVE MAP LOCATED AT 2729 STONY POINT ROAD, ASSESSOR'S PARCEL NUMBER 134-022-049, FILE NUMBER PRJ18-032**

## 10. PUBLIC HEARINGS

### 10.1\* SOTA EXTRACTS, INC. - CONDITIONAL USE PERMIT - 468 YOLANDA AVENUE, SUITE 203 - CUP18-167

BACKGROUND: Conditional Use Permit to occupy an existing 1,856-square-foot tenant space (Suite 203) with volatile commercial cannabis adult use and medicinal manufacturing - Level 2 (Type 7). The application has been filed by, Malcolm Smith, Sota Extracts, Inc.

Kristinae Toomians, Senior Planner

Ex Parte Disclosures: None.

An Applicant representative responded to Commissioner questions.

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

Andrew Cameron spoke in support of the project.

Michael Sinatra spoke in support of the project.

Chair Cisco closed the Public Hearing at 4:48 p.m.

An Applicant representative responded to Commissioner concerns.

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

**RESOLUTION NO. 11957 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 468 YOLANDA, SUITE 203, BUILDING 200; APN: 044-091-066, FILE NUMBER CUP18-167.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

The meeting went into Recess at 4:55 p.m.

The meeting Reconvened at 5:11 p.m.

**10.2\* GUERNEVILLE ROAD HOMES - PLANNING PROJECT - 1665 GUERNEVILLE RD - PRJ18-089**

BACKGROUND: The project includes applications for a Rezoning, Tentative Map, and Conditional Use Permit to: rezone an approximately 1-acre parcel from RR-20 (Rural Residential) to R-3-18 (Multi-Family Residential); subdivide the property into 12 lots; construct 12 attached, single-family dwellings, and three accessory dwelling units.

Kristinae Toomians, Senior Planner

Ex Parte Disclosures: None.

An Applicant representative made a presentation.

Chair Cisco opened and closed the Public Hearing at 5:23 p.m.

Staff and the Applicant representative responded to Commissioner inquiries.

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

**RESOLUTION NO. 11958 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO CITY COUNCIL REZONING OF PROPERTY LOCATED AT 1665 GUERNEVILLE ROAD, ASSESSOR'S PARCEL NO. 036-101-010, TO THE R-3-18 (MULTI-FAMILY RESIDENTIAL) ZONING DISTRICT – FILE NUMBER PRJ18-089.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

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

**RESOLUTION NO. 11959 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR GUERNEVILLE ROAD HOMES, A 12-PARCEL SMALL LOT SUBDIVISION, LOCATED AT 1665 GUERNEVILLE ROAD; ASSESSOR'S PARCEL NUMBER 036-101-010; FILE NUMBER PRJ18-089.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

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

**RESOLUTION NO. 11960 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE GUERNEVILLE ROAD HOMES TENTATIVE MAP LOCATED AT 1665 GUERNEVILLE ROAD; ASSESSOR'S PARCEL NO. 136-101-010; FILE NO. PRJ18-089.**

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

**Yes:** 7 - Chair Cisco, Vice Chair Weeks, Commissioner Carter, Commissioner Duggan, Commissioner Kalia, Commissioner Okrepkie and Commissioner Peterson

## **11. ADJOURNMENT**

Chair Cisco adjourned the meeting at 5:39 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, May 23, 2019 at 4:00 p.m.

Approved on: June 13, 2019

S/ Mike Maloney, Recording Secretary