



City of Santa Rosa

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

Planning Commission Regular Meeting Minutes - Final

Thursday, January 23, 2020

4:00 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present 4 - Chair Patti Cisco, Vice Chair Karen Weeks, Commissioner Charles Carter, and Commissioner Julian Peterson

Absent 3 - Commissioner Vicki Duggan, Commissioner Akash Kalia, and Commissioner Jeff Okrepkie

3. APPROVAL OF MINUTES

3.1 December 12, 2019 - Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

Chair Cisco announced item 10.1 would be continued and allowed Public Comment to include item 10.1.

Duane DeWitt spoke regarding Climate Change and item 10.1.

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

A motion was made by Vice Chair Weeks, seconded by Commissioner Peterson, to waive reading of the text and adopt Consent Items 9.1 through 9.4.

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Vice Chair Weeks, Commissioner Carter and Commissioner Peterson

Absent: 3 - Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

**9.1 CONSENT ITEM - KERRY RANCH I TENTATIVE MAP
EXTENSION - 2181 FRANCISCO AVENUE - PRJ18-079
(EXT18-0066, EXT18-0067)**

BACKGROUND: This is a request for a 1-year time extension for the approved Kerry Ranch I Tentative Map, which will extend the expiration dated to December 4, 2020. The approved project will subdivide a 3.95-acre parcel into 25 single-family lots and will construct 25 single-family residences and 12 second-unit dwellings.

PRESENTED BY: Michael Wixon, Contract Planner.

Staff responded to Commissioner inquiries.

The Consent - Resolution was adopted.

RESOLUTION NO. 11998 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A FOURTH ONE-YEAR EXTENSION OF TIME OF THE TENTATIVE MAP FOR KERRY RANCH 1, A SMALL LOT SUBDIVISION, LOCATED AT 2181 FRANCISCO AVENUE, SANTA ROSA - ASSESSOR'S PARCEL NUMBER 034-041-012 - FILE NUMBER PRJ 18-079

9.2 **CONSENT ITEM - TERRAZZO AT FOUNTAINGROVE
TENTATIVE MAP EXTENSION - 1601 FOUNTAINGROVE PKWY -
PRJ18-051 (EXT18-0049, EXT18-0051, EXT18-0052)**

BACKGROUND: This is a request for a 1-year time extension for the approved Terrazzo at Fountaingrove Tentative Map, which will extend the expiration date to September 8, 2020. The approved subdivision would create 19 single family residential lots and one common parcel from a 7.5 acre parcel. The project previously included a Conditional Use Permit allowing a single-family detached and attached residential development with a density of 2.5 units per acre and a Hillside Development Permit

PRESENTED BY: Mike Wixon, Contract Planner.

The Consent - Resolution was adopted.

RESOLUTION NO. 11999 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE-YEAR EXTENSION OF TIME FOR THE TERRAZZO AT FOUNTAINGROVE TENTATIVE MAP LOCATED AT 1601 FOUNTAINGROVE PARKWAY, ASSESSOR'S PARCEL NO. 173-670-024, FILE NUMBER PRJ18-051

9.3 **CONSENT ITEM - OAK PARK VILLAGE TENTATIVE MAP
EXTENSION - 1550 RIDLEY AVENUE - PRJ18-084
(EXT18-0068, EXT18-0069, EXT18-0070)**

BACKGROUND: This is a request for a 1-year time extension for the approved Oak Park Village Tentative Map, which will extend the expiration dated to December 8, 2020. The approved Oak Park Village project would subdivide a 0.93-acre area into 8- lots as a small lot subdivision. The project also proposes to construct seven new single-family residences and one second dwelling unit and will retain the existing residential structure located at 1548 Ridley Avenue. One parcel is designated for moderate-income

occupants.

PRESENTED BY: Mike Wixon, Planning Consultant.

The Consent - Resolution was adopted.

RESOLUTION NO. 12000 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING THE ONE-YEAR TENTATIVE MAP TIME EXTENSION OF OAK PARK VILLAGE TENTATIVE MAP LOCATED AT 1550 RIDLEY AVE., ASSESSOR'S PARCEL NO. 036-191-052, FILE NUMBER PRJ18-084

9.4 CONSENT ITEM - DITTY DOWNS TENTATIVE MAP EXTENSION - EXTENSION REQUESTS - 1520 DITTY AVENUE - PRJ17-065 & EXT18-0059)

BACKGROUND: This is a request for two (2) separate 1-year time extensions for the approved Ditty Downs Tentative Map, which will extend the expiration dated to October 9, 2020. The approved project will subdivide a 0.51-acre parcel into four (4) single-family parcels, keeping two (2) existing single-family homes on Parcels 1 and 2 and constructing two (2) new single-family homes on Parcels 3 and 4.

PRESENTED BY: Mike Wixon, Planning Consultant.

The Consent - Resolutions were adopted.

RESOLUTION NO. 12001 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME FOR THE DITTY DOWNS TENTATIVE MAP LOCATED AT 1520 DITTY AVENUE - ASSESSOR'S PARCEL NUMBER 148-083-009--FILE NUMBER PRJ17-065

RESOLUTION NO. 12002 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA GRANTING A ONE YEAR EXTENSION OF TIME

FOR THE DITTY DOWNS TENTATIVE MAP LOCATED AT
1520 DITTY AVENUE - ASSESSOR'S PARCEL NUMBER
148-083- 009--FILE NUMBER EXT 18-0059

10. PUBLIC HEARINGS

- 10.1*** BURBANK AVE SUBDIVISION - CONDITIONAL USE PERMIT - 1400
BURBANK AVE - MAJ19-003 (PRJ19-031)

BACKGROUND: Small lot subdivision to allow for the subdivision of 4 parcels totaling approximately 14.25 acres into 136 lots including: 62 single-family lots, 12 duplexes and 62 multi-family apartments on one parcel. Proposed to be vesting and built in 5 phases.

PRESENTED BY: Adam Ross, City Planner.

A motion was made by Commissioner Peterson, seconded by Commissioner Carter, to continue the item to a date certain of February 13, 2020.

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Vice Chair Weeks, Commissioner Carter and Commissioner Peterson

Absent: 3 - Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

- 10.2*** NKM ENTERPRISES, INC., Exempt Project - CONDITIONAL USE
PERMIT - 468 YOLANDA AVE, #305 - CUP19-119

BACKGROUND: Conditional Use Permit Amendment to expand an approved 3,712-square-foot NKM Enterprises Inc. cannabis microbusiness, with adult and medicinal use retail dispensary, cultivation, non-volatile manufacturing, and distribution, into an adjoining 1,827-square-foot suite.

PRESENTED BY: Kristinae Toomians, Senior Planner.

Ex Parte Disclosures: None.

Kristinae Toomians presented.

Chair Cisco opened and closed the Public Hearing at 4:29 p.m.

Staff and an Applicant representative responded to Commissioner inquiries.

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

RESOLUTION 12003 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A SUBDIVISION TENTATIVE MAP FOR THE BURBANK AVENUE SUBDIVISION, LOCATED WITHIN THE ROSELAND PRIORITY DEVELOPMENT AREA, TO SUBDIVIDE 14.25 ACRES OVER FOUR PARCELS INTO 75 LOTS THAT WOULD ALLOW DEVELOPMENT OF 62 DETACHED SINGLE-FAMILY UNITS, 12 SINGLEFAMILY ATTACHED DUETS, AND 64 AFFORDABLE ATTACHED RESIDENTIAL UNITS PURSUANT TO THE MINOR USE PERMIT (CUP19-095) AND MINOR DESIGN REVIEW PERMIT (DR19-054) LOCATED AT 1400 BURBANK AVENUE– ASSESSOR’S PARCEL NUMBERS 125-331-003, 125-361-003, 125-361-006, 125-361-007 - FILE NUMBER PRJ19-031 (MAJ19-003) .

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Vice Chair Weeks, Commissioner Carter and Commissioner Peterson

Absent: 3 - Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

10.3* FXL INC.- CONDITIONAL USE PERMIT - 3415 INDUSTRIAL DR - CUP19-042

BACKGROUND: On-site cannabis Manufacturing Level 2 and Distribution Type 11 business in 6000 sf building. 2,523 sf for Type 7 (Volatile) and 3,477 sf for Type 11 (distribution).

PRESENTED BY: Monet Sheikhal, City Planner.

Ex Parte Disclosures: None.

Monet Sheikhal, City Planner, presented.

Chair Cisco opened and closed the Public Hearing at 4:39 p.m.

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

RESOLUTION NO. 12004 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR A 2,523 SQUARE-FOOT COMMERCIAL CANNABIS MANUFACTURING – LEVEL 2 (VOLATILE) USE FOR A PROPERTY LOCATED AT 3415 INDUSTRIAL DRIVE; APN: 015-650-023 FILE NUMBER CUP19-042

The motion carried by the following vote:

Yes: 4 - Chair Cisco, Vice Chair Weeks, Commissioner Carter and Commissioner Peterson

Absent: 3 - Commissioner Duggan, Commissioner Kalia and Commissioner Okrepkie

11. ADJOURNMENT

Chair Cisco adjourned the meeting at 4:41 p.m. to the next regularly scheduled Planning Commission meeting to be held on Thursday, February 13, 2020 at 4:00 p.m.

Approved on: February 27, 2020

S/ Mike Maloney, Recording Secretary