



# City of Santa Rosa

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

## Planning Commission Regular Meeting Minutes - Final

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Thursday, September 24, 2020

4:00 PM

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### 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

3.1 August 27, 2020 - Draft Minutes

Approved as submitted.

### 4. PUBLIC COMMENTS

None.

### 5. PLANNING COMMISSIONERS' REPORT

Vice Chair Weeks and Chair Cisco reported.

### 6. DEPARTMENT REPORTS

Bill Rose, Interim Deputy Director, reported.

### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

### 8. STUDY SESSION

None.

### 9. CONSENT ITEMS

None.

### 10. PUBLIC HEARINGS

10.1\* PUBLIC HEARING - GREEN QI CANNABIS RETAIL - CONDITIONAL

USE PERMIT - 4880 SONOMA HWY - CUP19-055

BACKGROUND: Conditional Use Permit to allow a medical and adult commercial cannabis retail dispensary with on-site consumption and delivery use with in an existing 1,410 square feet commercial building.

Presenting Planner: Monet Sheikhal

Ex Parte Disclosures: None.

The project planner presented.

Chair Cisco opened and closed the Public Hearing at 4:16 pm

Staff and the Applicant Representatives responded to Commissioner inquiries.

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

**RESOLUTION NO. 12022 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR GREEN QI LLC TO OPERATE A MEDICINAL AND ADULT USE CANNABIS RETAIL DISPENSARY AND DELIVERY WITH ON-SITE CONSUMPTION WITHIN AN EXISTING 1,410-SQUARE-FOOT BUILDING, LOCATED AT 4880 HIGHWAY 12; ASSESSOR'S PARCEL NO. 032-300-009; FILE NO. CUP19-055**

**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

**10.2 PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN, FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

BACKGROUND: Consideration of a Recommendation of Adoption to the City Council of the Downtown Station Area Specific Plan and Final Environmental Impact Report and General Plan Amendments for Consistency.

Presenting Planner: Amy Lyle

The project planner presented.

Staff responded to Commissioner inquiries.

Chair Cisco opened the Public Hearing at 5:11 p.m.

The following spoke regarding the item:

Jean Kapolchok

Denise Hill

Roy Loessin

Michelle Gervaise

Nelson Lomeli

Greg Parker

Natalie Balfour

Bobbi Lopez

Chair Cisco closed the Public Hearing at 5:40 p.m.

Staff and a Consultant addressed the Public Hearing comments and responded to Commissioner inquiries.

Commissioner Okrepkie left the meeting at 6 p.m.

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

**RESOLUTION NO. 12023 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF THE FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE MITIGATION MONITORING AND REPORTING PROGRAM AND FINDINGS OF FACT FOR THE DOWNTOWN STATION AREA SPECIFIC PLAN, FILE NUMBER ST18-002.**

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

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

**Absent:** 1 - Commissioner Okrepkie

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

**RESOLUTION NO. 12024 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT MAKING TEXT AND FIGURE CHANGES TO ALLOW ADOPTION OF THE DOWNTOWN STATION AREA SPECIFIC PLAN AND RECOMMENDING ADOPTION OF THE DOWNTOWN STATION AREA SPECIFIC PLAN- FILE NUMBER ST18-002**

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

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

**Absent:** 1 - Commissioner Okrepkie

## **11. ADJOURNMENT**

Chair Cisco adjourned the meeting at 6:21 p.m. to the next regularly scheduled meeting.

**Approved on: October 8th, 2020**

**S/ Mike Maloney, Recording Secretary**