



Planning Commission Meeting Minutes - Final

Thursday, October 14, 2021

4:30 PM

1. CALL TO ORDER AND ROLL CALL

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

Present 6 - Chair Karen Weeks, Vice Chair Julian Peterson, Commissioner Charles Carter, Commissioner Jeffrey Holton, Commissioner Jeff Okrepkie, and Commissioner Patti Cisco

Absent 1 - Commissioner Vicki Duggan

2. STUDY SESSION

2.1 STUDY SESSION - WATER DEMAND OFFSET (WDO) POLICY AND WDO FEE STUDY

BACKGROUND: Santa Rosa Water staff will present an informational session and request Planning Commission comment on the proposed Water Demand Offset (WDO) Policy and WDO Fee Study which have been developed to implement the City's Water Shortage Contingency Plan requirement that new construction offset water demand during water shortage emergencies that require water allocations (water rationing).

PRESENTED BY: Colin Close, Senior Water Resources Planner

Colin Close, Project Planner, presented and responded to Commissioner inquiries.

3. APPROVAL OF MINUTES

3.1 September 23, 2021 - Draft Minutes

Approved as submitted.

4. PUBLIC COMMENTS

Chair Weeks opened Public Comment at 5:21 p.m.

Maureen G spoke regarding item 9.2.

Chair Weeks closed Public Comment at 5:23 p.m.

5. COMMISSION BUSINESS

5.1 STATEMENT OF PURPOSE

Chair Weeks reported.

5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS

None.

5.3 COMMISSIONER REPORTS

Chair Weeks presented.

5.4 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

6. DEPARTMENT REPORTS

Andrew Trippel, PC Liaison, reported.

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

8. CONSENT ITEMS

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

- 9.1*** PUBLIC HEARING - CR SANTA ROSA, LLC (dba: Cookies Retail),
CEQA Exempt Project - CONDITIONAL USE PERMIT - 1937 SANTA
ROSA AVE - CUP21-013

BACKGROUND: Conditional Use Permit for commercial Cannabis
Retail (Dispensary) and Delivery use within an existing 4,475 square
foot commercial building.

PRESENTING PLANNER: Monet Sheikhal

Ex Parte Disclosures: None.

Monet Sheikhali, Project Planner, presented.

The Applicant representatives presented.

Staff responded to Commissioner inquiries.

Chair Weeks opened and closed the Public Hearing at 5:50 p.m.

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

RESOLUTION NO. 12070 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR CR SANTA ROSA, LLC (DBA: COOKIES RETAIL) TO OPERATE A CANNABIS RETAIL (DISPENSARY) AND DELIVERY USE WITHIN AN EXISTING 4,475-SQUARE-FOOT BUILDING, LOCATED 1937 SANTA ROSA AVENUE; ASSESSOR'S PARCEL NO. 043-063-034; FILE NO. CUP21-013

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Vice Chair Peterson, Commissioner Carter, Commissioner Holton, Commissioner Okrepkie and Commissioner Cisco

Absent: 1 - Commissioner Duggan

9.2* PUBLIC HEARING - MODIFICATION TO COURTNEY ESTATES SUBDIVISION FINAL MAP - (FOX MEADOW), MITIGATED NEGATIVE DECLARATION - MAP MODIFICATION - 1530, 1534, 1538, 1542, ALEGRA STREET; 1536, 1539, 1540, 1544, 1545, 1548, 1551, 1552, 1556, 1560, 1561, 1564, 1567, 1568, 1572, 1576 CLARITIN STREET; 1544, 1548, 1552, 1556, 1560, 1564, 1566, 1570, 1572 COUNTRY MANOR DRIVE; 2510, 2511, 2514, 2515, 2518, 2519, 2522 2523 2526, 2527, 2530, 2531, 2534, 2535, 2538, 2539, 2542, 2543, 2546, 2550 COURTNEY AVENUE; 2549, 2553, 2557, 2558, 2562 DAKOTA AVE; 1549 FULTON ROAD. - MOD21-002

BACKGROUND: Courtney Estates is an entitled 30.07-acre subdivision comprised of Sub-Areas A and B. The final map for the Courtney

Estates subdivision was recorded in July 2007. The current proposal is to modify the Courtney Estates Final Map to adjust the lot layouts and to reconfigure easements to accommodate storm water requirements. More specifically, the map amendment proposes the following changes: the maximum lot size changes from 8,985-square-feet to 8,064-square-feet; the minimum lot size changes from 4,046-square-feet to 4,043-square-feet; the average lot size changes from 5,228-square-feet to 5,042-square-feet; the number of lots (50) remains unchanged; Parcel A (9,049-square-feet) and Parcel B (4,181-square-feet) are incorporated as stormwater treatment areas to be owned and maintained by the homeowners' association; the public utility easements (PUE's) are generally resized to 5.5 feet, with exceptions on Fulton Road (PUE unchanged at 13 feet), the south side of Alegria Street (resized to 4.5-feet), and the western portion of Courtney Manor Drive (PUE unchanged at 10 feet); the units-per-acre across the Planned Development (PD05-002) remain unchanged at two dwelling units per acre.

PRESENTING PLANNER: Kristinae Toomians

Ex Parte Disclosures: None

Kristinae Toomians, Project Planner, presented.

Chair Weeks opened and closed the Public Hearing at 6:08 p.m.

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

RESOLUTION NO. 12071 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MODIFICATION OF COURTNEY ESTATES FINAL MAP - LOCATED AT 1530, 1534, 1538, 1542, ALEGRA STREET; 1536, 1539, 1540, 1544, 1545, 1548, 1551, 1552, 1556, 1560, 1561, 1564, 1567, 1568, 1572, 1576 CLARITIN STREET; 1544, 1548, 1552, 1556, 1560, 1564, 1566, 1570, 1572 COUNTRY MANOR DRIVE; 2510, 2511, 2514, 2515, 2518, 2519, 2522 2523 2526, 2527, 2530, 2531, 2534, 2535, 2538, 2539, 2542, 2543, 2546, 2550 COURTNEY AVENUE; 2549, 2553, 2557, 2558, 2562 DAKOTA AVE; 1549 FULTON ROAD; APN 157-020-003, 157-020-010, 157-070-048, -049, -050, -051, -052, -053, -054, -055, -056, -057, -058, -059, -060, -061, -062, -063, -064, -065, -066, -067, -068, -069, -070, -071, -072, -073, -074, -075, -076, -077, -078, -079, -080, -081, -082, -083, -084, -085, -086, -087,

-088, -089, -090, -091, -092, -093, -094, -095, -096, -097; FILE NUMBER MOD21-002.

The motion carried by the following vote:

Yes: 6 - Chair Weeks, Vice Chair Peterson, Commissioner Carter,
Commissioner Holton, Commissioner Okrepkie and Commissioner
Cisco

Absent: 1 - Commissioner Duggan

10. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:17 p.m.

Approved on: December 9, 2021

S/ Mike Maloney, Recording Secretary