



**Planning Commission
Meeting Minutes - Final**

Thursday, March 24, 2022

4:30 PM

1. CALL TO ORDER AND ROLL CALL

Chair Weeks called the meeting to order at 4:31 p.m.

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

2. APPROVAL OF MINUTES

None.

3. PUBLIC COMMENTS

None.

4. COMMISSION BUSINESS

4.1 STATEMENT OF PURPOSE

Chair Weeks read aloud the Statement of Purpose.

4.2 COMMISSIONER REPORTS

Commissioner Duggan reported.

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

None.

5. DEPARTMENT REPORTS

Liaison Jones reported.

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

None.

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1* PUBLIC HEARING - TOTAL WINE AND MORE - CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 2705 SANTA ROSA AVE, #B - CUP21-076

BACKGROUND: A Major Conditional Use permit for Total Wine & More to allow the sale of alcohol for off-site consumption, with on-site tasting and wine classes. Hours of operation would be from 9:00 a.m. to 10:00 p.m., Mondays through Sundays. A separate room is to be set up as a wine education classroom with capacity for 20 to 30 people.

PROJECT PLANNER: Monet Sheikhal

PRESENTING PLANNER: Conor McKay

Ex Parte Disclosures: None.

Project Planner McKay presented.

Chair Weeks opened and closed the Public Hearing at 4:45 p.m.

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

RESOLUTION NO. PC-2022-007 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION, WITH ON-SITE TASTING AND WINE CLASSES, FROM THE EXISTING COMMERCIAL BUILDING LOCATED AT 2705 SANTA ROSA AVENUE, APN NO. 043-102-017, FILE NUMBER PRJ21-019 (CUP21-067, PCN21-001).

The motion carried by the following vote:

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

- 8.2* PUBLIC HEARING - AT&T TELECOMMUNICATION FACILITY - CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 2400 BLUEBELL

DR - CUP21-064

BACKGROUND: Installation of new 60-foot-tall wireless communications antenna, along with supporting equipment shelter and backup diesel generator.

PROJECT PLANNER: Kristinae Toomians

Ex Parte Disclosures: None.

Project Planner Toomians presented.

Chair Weeks opened the Public Hearing at 4:59 p.m.

Sidnee Cox spoke in opposition to the project.

Chair Weeks closed the Public Hearing at 5:04 p.m.

Staff and Applicant representatives responded to Commissioner inquires.

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

RESOLUTION NO. PC-2022-008 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR THE AT&T TELECOMMUNICATION FACILITY PROJECT, WHICH INCLUDES CONSTRUCTION OF A 60-FOOT-TALL MONOPOLE TELECOMMUNICATION FACILITY, AND ASSOCIATED EQUIPMENT SHELTER -LOCATED AT 2400 BLUEBELL DRIVE, APN: 015-370-045 - FILE NUMBER PRJ21-029(CUP21-064).

The motion carried by the following vote:

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

8.3* PUBLIC HEARING - FLORA TERRA - CEQA EXEMPT PROJECT -
CONDITIONAL USE PERMIT - 1226 4TH ST - CUP21-061

BACKGROUND: The Planning Commission will consider a Conditional Use Permit for the operation of Flora Terra, a 1,140-square foot Cannabis Retail facility (dispensary) from an existing commercial building at 1226 4th Street.

PROJECT PLANNER: Susie Murray

Ex Parte Disclosures: None.

Project Planner Murray presented.

Applicant Representatives made a presentation.

Chair Weeks opened the Public Hearing at 5:52 p.m.

Daniel Garcia spoke in support of the project.

Richard Brantley expressed concerns about the project.

Chair Weeks closed the Public Hearing at 5:57 p.m.

Staff and the Applicant representatives responded to Commissioner inquiries.

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

RESOLUTION NO. PC-2022-009 ENTITLED: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR FLORA TERRA, A 1,140-SQUARE FOOT CANNABIS RETAIL FACILITY PROVIDING MEDICAL AND ADULT USE CANNABIS PRODUCTS, LOCATED AT 1226 4TH STREET; FILE NUMBER CUP21-061.

The motion carried by the following vote:

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

9. ADJOURNMENT

Chair Weeks adjourned the meeting at 6:09 p.m.

Approved on: June 23, 2022

s/Lani Buckheit
Recording Secretary