



# City of Santa Rosa

Chamber Building, 637 First  
Street

## PLANNING COMMISSION SPECIAL MEETING NOTICE AND AGENDA NOVEMBER 30, 2017

### Special Meeting

Renoticing from regular meeting agenda to note special time and  
change in location.

4:00 P.M. - SPECIAL MEETING - 637 First Street

#### 1. CALL TO ORDER

#### 2. ROLL CALL

#### 3. APPROVAL OF MINUTES

3.1 November 9th, 2017 Draft Minutes.

**Attachments:** [Planning Commission Minutes - November 9, 2017 \(Draft\)](#)

#### 4. PUBLIC COMMENTS

Except for public hearing agenda items, the public may comment on all other agenda items and on items not on the agenda within the jurisdiction of the Planning Commission during this period. The public may comment on public hearing agenda items when the hearing is opened. Each speaker is allowed three minutes.

#### 5. PLANNING COMMISSIONERS' REPORT

#### 6. DEPARTMENT REPORTS

#### 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

#### 8. PUBLIC HEARINGS

8.1\* OAKMONT OF EMERALD ISLE ASSISTED LIVING - CONDITIONAL  
USE PERMIT AND MITIGATED NEGATIVE DECLARATION - 0  
GULLANE DR - PRJ17-031, CUP17-039, HDP17-009

BACKGROUND: Oakmont of Emerald Isle Assisted Living Project

Conditional Use Permit. The project includes construction and operation of a 49-unit assisted living facility, proposed in a single two-story building.

Patrick Streeter, Senior Planner.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Percent Slope Map](#)  
[Attachment 4 - General Plan Zoning Map](#)  
[Attachment 5 - Plan Set 10-23-17](#)  
[Attachment 6 - Project Description](#)  
[Attachment 7 - Colorboard - Emerald Isle](#)  
[Attachment 8 - PC Reso 11749 Canyon Oaks CUP](#)  
[Attachment 9 - DRB Minutes 8-18-2016](#)  
[Attachment 10 - Fountaingrove Ranch Policy Statement](#)  
[Attachment 11 - ISMND - 9-25-2017](#)  
[Attachment 11a - Traffic](#)  
[Attachment 11b - AQ-GHG](#)  
[Attachment 11c - Bio Resources](#)  
[Attachment 11d - Geotech](#)  
[Attachment 11e - Prelim SUSMP Report](#)  
[Attachment 11f - Noise Impact Analysis](#)  
[Attachment 12 - MMRP](#)  
[Attachment 13 - Bike Rack Location](#)  
[Attachment 14 - Memo on Wildfire CEQA Impacts](#)  
[Resolution 1 - MND with exhibits A and B](#)  
[Resolution 2 - CUP with Exhibits A and B](#)  
[Resolution 3 - HDP](#)  
[Presentation](#)  
[Late Correspondence as of 11-30-17](#)

**8.2\*** QUICK PICK MARKET - ZONING CLEARANCE APPEAL

BACKGROUND: APPEAL OF A ZONING CLEARANCE AUTHORIZING

THE CONTINUATION OF A CONVENIENCE STORE (A LEGAL NONCONFORMING USE) WITH LIMITED HOURS OF OPERATION FROM 8:00 AM TO 8:00 PM DAILY FOR QUICK PICK MARKET LOCATED AT 201 W. 7th ST.; ASSESSOR'S PARCEL NUMBER 010-155-008; FILE NO. ZC17-0056.

Andrew Trippel, City Planner.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Zoning Map](#)  
[Attachment 4 - ZC17-0056](#)  
[Attachment 5 - Appeal Application](#)  
[Resolution](#)  
[Presentation](#)  
[Late Correspondence as of 11-28-2017](#)  
[Late Correspondence as of 11-29-2017](#)  
[Late Correspondence as of 11-30-2017](#)  
[Late Correspondence as of 11-30-2017 2pm](#)

**8.3\*** SONOMA WEST VENTURES CULTIVATION AND MANUFACTURING FACILITY - MINOR CONDITIONAL USE PERMIT - 1215 BRIGGS AVENUE - CUP17-058

BACKGROUND: This project proposes operation of an indoor medical cannabis commercial cultivation facility within an existing 5,600 square-foot industrial building in a Light Industrial zoning district in northwest Santa Rosa. In addition to cultivation, the facility would be licensed for manufacturing with non-volatile solvents.

Cheryl Whitfield, Senior Planner.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - General Plan and Zoning Map](#)  
[Attachment 5 - Project Narrative](#)  
[Attachment 6 - Project Plan Set](#)  
[Resolution with Exhibit A](#)  
[Presentation](#)  
[8.3 Late Correspondence 11.28](#)

**8.4\*** ROUND BARN GENERAL PLAN AMENDMENT AND REZONING AND  
MITIGATED NEGATIVE DECLARATION - PLANNING PROJECT - 0  
ROUND BARN BLVD - PRJ17-004

BACKGROUND: The project proposes a General Plan Amendment to change the existing land use designation from Business Park to Medium Low Density Residential and Open Space and a Rezoning from PD72-001 (Planned Development) to R-1-6 (Single-Family Residential) and OSC (Open Space - Conservation) for the 40.18-acre property located at 0 Round Barn Boulevard. Although no formal development applications have been received to date, the General Plan Amendment and Rezone would allow for future residential development on a portion of the property and the preservation of riparian, woodland areas and steeply sloped areas of the property in open space.

Aaron Hollister, Planning Consultant.

- Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Neighborhood Context Map](#)  
[Attachment 3 - Site Analysis Map](#)  
[Attachment 4 - Existing GP-Zoning](#)  
[Attachment 5 - Fountaingrove PD Map](#)  
[Attachment 6 - Proposed GP-Zoning](#)  
[Attachment 7 - Developable Plans](#)  
[Attachment 8 - Economic Analysis](#)  
[Attachment 9 - IS-MND-MMRP-RTC- reduced size](#)  
[Attachment 10 - Public Correspondence](#)  
[Resolution 1 - MND](#)  
[Resolution 2 - GPA](#)  
[Resolution 3 - Rezone](#)  
[Presentation](#)  
[Late Correspondence 11.27](#)  
[Late Correspondence 11.28](#)  
[Late Correspondence 11.30](#)

## 9. ADJOURNMENT

\*Ex parte communication disclosure required.

The City of Santa Rosa does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings are available by contacting the Board Secretary at 543-3190 one week prior to the meeting. TDD 543-3063

Meeting information can also be accessed via the internet at <http://srcity.org>

*Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda, excluding closed session items, are available for public review at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.*