



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT AUGUST 22, 2019

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1* August 8, 2019 - Draft Minutes

Attachments: [August 8, 2019 - Draft Minutes](#)

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. STUDY SESSION

9. CONSENT ITEMS

10. PUBLIC HEARINGS

10.1* R&B DISPENSARY AND SOUTH PARK REZONING - REZONING AND
CONDITIONAL USE PERMIT - 900 SANTA ROSA AVE - PRJ18-055

BACKGROUND: The Project proposes to rezone the property at 900 Santa Rosa Avenue into the CG (General Commercial) zoning district and operate a 3,550-square foot cannabis retail (dispensary) facility for medical and adult use

products. Staff will also recommend to the Planning Commission and City Council to rezone 33 additional parcels along the east side of the Petaluma Hill Road and Santa Rosa Avenue corridor between Colgan Avenue and Bennett Valley Road.

Presented by Susie Murray, Senior Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location and Boundary Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Notices of inclusion](#)
[Attachment 5 - Notice of Application](#)
[Attachment 6 - General Plan Land Use Diagram](#)
[Attachment 7 - Policy Statement 73-001](#)
[Attachment 8 - Land Use Table](#)
[Attachment 9 - Project Narrative](#)
[Attachment 10 - Employee Parking](#)
[Attachment 11 - Odor Mitigation Plan](#)
[Attachment 12 - Lighting Plan](#)
[Attachment 13 - Project Plans](#)
[Attachment 14 - Daycare & School Exhibit](#)
[Attachment 15 - Zoning Administrator Resolution](#)
[Attachment 16 - Traffic Study](#)
[Attachment 17a - Public Correspondence](#)
[Attachment 17b - Public Correspondence](#)
[Resolution 1 - Rezoning](#)
[Resolution 2 - CUP](#)
[EDS Exhibit A](#)
[Staff Presentation](#)

11. ADJOURNMENT

*Ex parte communication disclosure required.

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

Planning Commission

AUGUST 22, 2019

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.