



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL FEBRUARY 28, 2019

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 February 14, 2019 - Draft Minutes.

Attachments: [February 14, 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* ROSELAND VILLAGE SUBDIVISION - CONDITIONAL USE PERMIT
AND DENSITY BONUS - 665 & 883 SEBASTOPOL ROAD -
PRJ17-075; MAJ17-006, DB19-001, CUP17-137

BACKGROUND: A Tentative Map to subdivide a 7.41-acre site into five

lots and a Conditional Use Permit (new permit added) and Density Bonus to develop the Roseland Village Mixed Use project including 100 market-rate housing units, 75 affordable housing units, a 25,000 square foot civic building, a 5,000 square foot market place, and a 1-acre public plaza. Design Review of individual buildings and the plaza will occur at a future date to be determined.

Andy Gustavson, Senior Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan & Zoning Map](#)
[Attachment 4 - Project Description](#)
[Attachment 5 - Tentative Map](#)
[Attachment 6 - Conceptual Architecture](#)
[Attachment 7 - Final Traffic Impact Study](#)
[Attachment 8 - Public Comments](#)
[Attachment 9 - County Counsel Easement Advice](#)
[Resolution 1 - Density Bonus](#)
[Exhibit A - DAC Report](#)
[Resolution 2 - Tentative Map](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Late Correspondence as of 2.21](#)
[Late Correspondence as of 2.26](#)
[Late Correspondence as of 2.28](#)

10.2* DUTTON MEADOW SUBDIVISION - GENERAL PLAN AMENDMENT, CONDITIONAL USE PERMIT, TENTATIVE MAP - 2684 DUTTON MEADOW - PRJ18-039 (GPAM18-003, CUP18-101, MAJ18-006)

BACKGROUND: The proposed Dutton Meadows Subdivision includes the subdivision of an 18.4-acre site to accommodate 130 single-family dwellings and 81 accessory dwelling units. Planning entitlements include, a General Plan Amendment modify the circulation shown on the General Plan and Roseland Area Specific Plan, a Tentative Map, and a

Conditional Use Permit, to allow lot sizes less than 6,000 square feet, with reduced setbacks.

Amy Nicholson, City Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Site Analysis and Neighborhood Context M.](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Tentative Map dated January 10, 2019](#)
[Attachment 5 - Inclusionary Housing Exhibit](#)
[Attachment 6 - Architectural Plans](#)
[Attachment 7 - Landscape Plans](#)
[Attachment 8 - Circulation Exhibit](#)
[Attachment 9 - Roseland Area Specific Plan Circulation](#)
[Attachment 10 - General Plan Roadway Network](#)
[Attachment 11 - Traffic Impact Study, dated November 13,](#)
[Attachment 12 - Traffic Engineering Memo](#)
[Attachment 13 - Addendum to EIR, dated December 2018](#)
[Attachment 14 - Public Correspondence](#)
[Attachment 15 - Parking Exhibit](#)
[Resolution 1 - General Plan Amendment Resolution](#)
[Resolution 2 - Conditional Use Permit Resolution](#)
[Resolution 3 - Tentative Map Resolution](#)
[Late Correspondence as of 2.26](#)
[Staff Presentation](#)
[Applicant Presentation](#)

10.3 PUBLIC NOTICING TEXT AMENDMENT - REZONING ZONING TEXT AMENDMENT - 0 CITYWIDE - REZ19-001

BACKGROUND: The proposed Zoning Code text amendments would modify sections of Chapter 20-50 - Permit Application Filing and Processing, Chapter 20-52 - Permit Review Procedures, and Chapter 20-66 - Public Hearings, which relate to public noticing practices.

Amy Nicholson, City Planner

Attachments: [Staff Report](#)
[Attachment 1 - Proposed Amendments to the City of Santa](#)
[Attachment 2 - Public Noticing Examples](#)
[Resolution](#)
[Staff Presentation](#)

10.4* SANTA ROSA CRAFT COLLECTIVE - CONDITIONAL USE PERMIT -
335 O'HAIR COURT - CUP18-052 AND CUP18-129

BACKGROUND: Conditional Use Permit application for Santa Rosa Craft Collective, a medicinal and adult use cannabis retail dispensary, cultivation and distribution microbusiness in a 9,745 square foot portion of an existing 23,224 square foot light industrial space on a 1.75-acre parcel at 335 O'Hair Court.

Emmanuel Ursu, Planning Consultant

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Neighborhood Map](#)
[Attachment 4 - School Setback Map](#)
[Attachment 5 - Project Narrative Retail Dispensary](#)
[Attachment 6 - Project Narrative Cultivation and Distribution](#)
[Attachment 7 - Plans](#)
[Attachment 8 - Odor Control Plan and Certification Letter](#)
[Attachment 9 - CC ORD-2017-025](#)
[Attachment 10 - Chapter 20-46 CANNABIS](#)
[Attachment 11 - Chapter 17-16 NOISE](#)
[Resolution](#)
[Exhibit A](#)
[Staff Presentation](#)

11. ADJOURNMENT

*Ex parte communication disclosure required.

Planning Commission

- FINAL

FEBRUARY 28, 2019

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.