



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT FEBRUARY 25, 2021

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE PLANNING COMMISSION WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: WWW.ZOOM.US/JOIN - MEETING ID 988 0836 6416 OR BY TOLL FREE TELEPHONE: 888-475-4499 AND ENTER MEETING ID: 988 0836 6416; PUBLIC ACCESSING THE MEETING THROUGH THE ZOOM LINK WILL BE ABLE TO PROVIDE PUBLIC COMMENT ON AGENDA ITEMS AT THE TIME AN AGENDA ITEM IS DISCUSSED. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION AND SUBMITTING EMAIL CORRESPONDENCE IS AVAILABLE AT [HTTPS://SRCITY.ORG/PLANNINGCOMMISSION](https://SRCITY.ORG/PLANNINGCOMMISSION)

THE MEETING WILL BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://SANTA-ROSA.LEGISTAR.COM/CALENDAR). CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28 AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://WWW.YOUTUBE.COM/CITYOFSANTAROSA) 4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 January 14, 2021 - Draft Minutes.

Attachments: [January 14, 2021 - 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

5.1 New Commissioner Introduction.

5.2 Vice Chair Election.

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. STUDY SESSION

9. CONSENT ITEMS

9.1 RESOLUTION - RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA AMENDING THE PLANNING COMMISSION RULES AND REGULATIONS MODIFYING SECTIONS I. AUTHORITY, II. ORGANIZATION, III. EXECUTIVE SECRETARY, VI. MEETINGS, AND VII. QUORUM

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the Resolution to amend the Planning Commission Rules and Regulations.

Attachments: [Staff Memorandum](#)
[Attachment 1 - Rules and Regulations \(redline version\)](#)
[Attachment 2 - Rules and Regs, Adopted 8.11.16](#)
[Resolution](#)
[Exhibit A \(updated Rules and Regs\)](#)

10. AGENDA ITEMS

10.1* REPORT ITEM - 1900 BRUSH CREEK APPEAL - STUDY FILE - 1900 BRUSH CREEK RD - ST20-003

BACKGROUND: Appeal of Planning Director determinations concerning the proposed project's compliance with the subject parcel's Final Map and required building setbacks, and compliance with the City's Tree Ordinance tree removal requirements made during Planning review of Building Permit application B20-6871.

PRESENTING PLANNER: Andrew Trippel.

10.2* PUBLIC HEARING - CONDITIONAL USE PERMIT, ALTERNATIVES EAST, 2300 BETHARDS DRIVE, SUITE A, CITY FILE NO. PRJ19-047

BACKGROUND: Operate a 2,550-square foot Cannabis Retail facility, providing medical and adult use projects, with delivery service, at 2300 Bethards Drive, Suite A.

PRESENTING PLANNER: Adam Ross.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Site Plan](#)
[Attachment 5 - Floor Plan](#)
[Attachment 6 - Building Photos](#)
[Attachment 7 - Odor Mitigation Feasibility](#)
[Attachment 8 - Trip Generation Estimate](#)
[Attachment 9 - Delivery Regulations](#)
[Attachment 10 - Distance to Schools Graphic](#)
[Attachment 11 - Public Correspondence](#)
[Additional Correspondence as of 4.20.2020](#)
[Late Correspondence as of 2.25.2021](#)
[Resolution](#)
[Exhibit A](#)
[Staff Presentation](#)

10.3* PUBLIC HEARING - MANIFEST VENTURE, CONDITIONAL USE PERMIT - 2489 GUERNEVILLE RD - CUP20-008

BACKGROUND: Major Conditional Use Permit to allow a Cannabis Retail Dispensary and Delivery business within an approximately 1,554-square-foot tenant space of an existing 2,754-square-foot building.

PROJECT PLANNER: Kristinae Toomians

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Plans](#)
[Attachment 5 - Neighborhood Correspondence Resolution](#)
[Exhibit A](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Applicant Presentation as of 2.25.2021](#)
[Late Correspondence as of 2.25.2021](#)

11. 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 (TTY Relay at 711) one week prior to the meeting. 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.