



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT NOVEMBER 12, 2020

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 November 2, 2020 - Draft Minutes

Attachments: [November 2, 2020 - 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* FALL 2020 GENERAL PLAN AMENDMENT PACKAGE

10.1 (a) PUBLIC HEARING - FALL 2020 GENERAL PLAN AMENDMENT PACKAGE: 3575 MENDOCINO AVENUE - GENERAL PLAN AMENDMENT, REZONING, TENTATIVE MAP - 3575 MENDOCINO AVENUE - PRJ20-002

BACKGROUND: Proposal includes the development of up to 532 high-density multi-family housing units consisting of 162 units affordable for low- and very low-income senior households and up to 370 market rate housing units. The proposal also includes a 1-acre park, the construction of a new public street (0.8 acre), private streets, on- and off-site utility infrastructure, parking (including surface, covered, and an aboveground garage), driveways, frontage improvements, landscaping, and a new stormwater outfall into the adjacent, off-site Russell Creek.

Presenting Planner: Amy Nicholson

Attachments: [Staff Report](#)
[Attachment 1 - Project Description](#)
[Attachment 2 - Neighborhood Context, GPA, and Rezon](#)
[Attachment 3 - Tentative Map](#)
[Attachment 4 - Master Plan Set](#)
[Attachment 5 - Senior Housing Plan Set](#)
[Attachment 6 - Emergency Response Plan](#)
[Attachment 7 - Request for Alternative Compliance](#)
[Attachment 8 - CC Mobile Home Park Closure](#)
[Attachment 9 - SCEA Document](#)
[Attachment 10 - SCEA Appendices](#)
[Attachment 11 - SCEA Memorandum](#)
[Attachment 12 - Disclosure Form](#)
[Attachment 13 - Neighborhood Meeting Summary and F](#)
[Attachment 14 - Parking Concession Request](#)
[Attachment 15 - Mitigation Monitoring and Reporting Pro](#)
[Attachment 16 - Public Correspondence](#)
[Attachment 17 - Modified Parking Proposal and CEQA I](#)
[Attachment 18 - Late Correspondence.pdf](#)
[Resolution 1 - SCEA](#)
[Resolution 1 - Exhibit A](#)
[Resolution 1 - Exhibit B](#)
[Resolution 1 - Exhibit C](#)
[Resolution 2- GPA](#)
[Resolution 3 - Rezoning](#)
[Resolution 4 - Tentative Map](#)
[Resolution 4 - Exhibit A](#)
[Staff Presentation](#)

10.1 (b) PUBLIC HEARING - FALL 2020 GENERAL PLAN AMENDMENT PACKAGE: YOLANDA INDUSTRIAL PROJECT (MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT & REZONING) - 324, 326, 328, 330, 340, 350 AND 368 YOLANDA AVENUE. FILE NO. PRJ19-002

BACKGROUND: The Planning Commission will consider a recommendation to Council for the Yolanda Industrial Project, which includes a Mitigated Negative Declaration for a General Plan Amendment, Rezoning and various cannabis uses; a General Plan Amendment to change the General Plan land use designation to Light Industry; and Rezoning to the IL (Light Industrial) zoning district for six contiguous parcels identified as Assessor's Parcel Nos. 044-081-029, -024, 044-072-006, 007, -008, -009 and 044-390-061.

Presenting Planner: Susie Murray.

Attachments: [Staff Report \(Updated as of 11.10\)](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location & Neighborhood Context Map](#)
[Attachment 3 - Initial Study-Mitigated Negative Declarati](#)
[Attachment 4 - MMRP](#)
[Attachment 5 - Vacancy Estimate](#)
[Attachment 6 - CC - RES-2019-028](#)
[Attachment 7 - Public Correspondence](#)
[Resolution 1 - MND](#)
[Exhibit A.pdf](#)
[Resolution 2 - GPAM \(Updated as of 11.10\)](#)
[Resolution 3 - Rezoning](#)
[Staff Presentation](#)
[Applicant Presentation](#)

- 10.1 (c)** PUBLIC HEARING - FALL 2020 GENERAL PLAN AMENDMENT PACKAGE: T&L MICRO CANNABIS FACILITY (MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT & REZONING, MAJOR CONDITIONAL USE PERMIT) - 3515 AND 0 INDUSTRIAL DRIVE. FILE # PRJ19-039

BACKGROUND: Planning Commission will consider the T&L Micro Cannabis Facility project which includes: adoption of a Mitigated Negative Declaration for a General Plan Amendment, Rezoning, and various Cannabis uses; recommendations to City

Council to approve a General Plan Amendment changing the General Plan land use designation to Light Industry and to adopt a Rezoning to Light Industrial (IL); and approval of a Conditional Use Permit for a proposed commercial Cannabis facility consisting of Cannabis Cultivation (10,202 SF) with Manufacturing (non-volatile) (3,282 SF) and Distribution (6,016 SF) land uses, in an existing 2-story 19,500 SF building located at 3515 and 0 Industrial Drive. The application was filed by Erin Carlstrom.

Presenting Planner: Andrew Trippel

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Neighborhood Location Map](#)
[Attachment 3 - T&L Micro IS-MND w MMRP](#)
[Attachment 4 - T&L Micro MMRP](#)
[Attachment 5 - Project Description](#)
[Attachment 6 - Project Plan Set](#)
[Attachment 7 - 2019-2020 Industrial Space Analysis](#)
[Attachment 8 - Traffic Analysis](#)
[Attachment 9 - Certified Odor Control Plan](#)
[Resolution 1 - MND](#)
[Exhibit A - IS-MND](#)
[Resolution 2 - GPA](#)
[Resolution 3 - REZ](#)
[Resolution 4 - CUP](#)
[Staff Presentation](#)
[Late Correspondence](#)

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>

Planning Commission

NOVEMBER 12, 2020

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.