



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 14, 2017

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF 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 ADMINISTRATION OF OATH OF OFFICE FOR NEWLY APPOINTED COMMISSIONER AKASH KALIA

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. PUBLIC HEARINGS

- 8.1*** INDYONE, LLC, CULTIVATION FACILITY - CONDITIONAL USE PERMIT - 3320 INDUSTRIAL DRIVE - CUP17-078

BACKGROUND: This project proposes a Conditional Use Permit for Indylene, LLC, for the operation of an indoor medical cannabis cultivation facility within an existing 20,000 square foot building located in a Light Industrial zoning district in northwest Santa Rosa. No exterior changes to the building are proposed. There is no retail/dispensary component with this facility, located at 3320 Industrial Drive, Assessor's Parcel Number 015-650-024, file number CUP17-078.

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 received July 13, 2017](#)
[Attachment 6 - Project Plan Set received July 13, 2017](#)
[Attachment 7 - Project Plan Floor Plan, received Nov 2 2017](#)
[Attachment 8 - Traffic Memo dated October 5, 2017](#)
[Attachment 9 - Public Correspondence](#)
[Late Correspondence as of 12/14 9:56 am](#)
[Late Correspondence as of 12.14 11am](#)
[Resolution](#)
[Exhibit A dated September 13 2017](#)
[Presentation](#)

8.2* SRMH MEDICAL OFFICE BUILDING AND PARKING STRUCTURE -
CONDITIONAL USE PERMIT AND MITIGATED NEGATIVE
DECLARATION - 110 SOTOYOME ST - CUP17-008

BACKGROUND: This project proposes development of a new, four-story medical office building with 92,000 square feet of floor area and an associated 6-level, 600 stall parking structure. The new parking structure will be accessed from both Montgomery Drive and Sotoyome Street. The project includes a Conditional Use Permit for operation of a parking facility and increased building height in a commercial district. An Initial Study/Draft Mitigated Negative Declaration and supporting technical studies have been prepared for the project.

Patrick Streeter, Senior Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form 1154 Montgomery](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Project Narrative](#)
[Attachment 5 - Plan Set](#)
[Attachment 6 - Materials List](#)
[Attachment 7 - Proposal Statement 6-30-17](#)
[Attachment 8 - DRB Minutes 2-16-17 8-3-17](#)
[Attachment 9 - Applicant Response to DRB Comments](#)
[Attachment 10 - Previous drawings 6-28-17](#)
[Attachment 11 - Mitigated Negative Declaration](#)
[Attachment 11a - Stormwater Mitigation Plan](#)
[Attachment 11b - Aesthetic Analysis 1-17-17](#)
[Attachment 11c - Parking Analysis 1-17-17](#)
[Attachment 11d - Traffic Impact Study](#)
[Attachment 11e - Medical Waste Management Plan](#)
[Attachment 11f - Noise Assessment](#)
[Attachment 11g - Toxic Air Contaminants Analysis](#)
[Attachment 11h - Habitat Loss Assessment](#)
[Attachment 11i - Geotechnical Consultation](#)
[Attachment 12 - Caltrans Letter 11-3-17](#)
[Attachment 13 - Public Correspondence](#)
[Late Correspondence as of 12.14 9am](#)
[Late Correspondence as of 12.14 1150am](#)
[Resolution - MND](#)
[Resolution MND's - Exhibit A](#)
[Resolution - CUP](#)
[Presentation](#)

9. ADJOURNMENT

*Ex parte communication disclosure required.

Planning Commission

DECEMBER 14, 2017

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.