



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 13, 2022

**PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE
RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF
SONOMA, PLANNING COMMISSION MEMBERS WILL BE PARTICIPATING
IN THIS MEETING VIA ZOOM WEBINAR.**

**MEMBERS OF THE PUBLIC CAN PARTICIPATE VIRTUALLY AT
WWW.ZOOM.US/JOIN OR BY TOLL FREE TELEPHONE (877) 853-5257;
USING MEETING ID: 883 2834 7211.**

**PUBLIC ACCESSING THE MEETING THROUGH ZOOM CAN PROVIDE
COMMENTS DURING THE PUBLIC COMMENT PERIODS. ADDITIONAL
INFORMATION RELATED TO MEETING PARTICIPATION IS AVAILABLE
AT [HTTPS://SRCITY.ORG/PLANNING COMMISSION](https://srcity.org/planning-commission)
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)**

4:30 P.M. - REGULAR SESSION (VIRTUAL MEETING)

- 1. CALL TO ORDER AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
- 3. PUBLIC COMMENTS**

This is the time when any person may address matters not listed on this agenda, but which are within the subject matter of the jurisdiction. The public may comment on agenda items when the item is called. Each speaker is allowed three minutes.

- 4. COMMISSION BUSINESS**

4.1 STATEMENT OF PURPOSE

The Planning Commission is charged with carrying out the California Planning and Zoning Laws in the City of Santa Rosa. Duties include implementing of plans, ordinances and policies relating to land use matters; assisting in writing and implementing the General Plan and area plans; holding public hearings and acting on proposed changes to the Zoning Code, Zoning Map, General Plan, tentative subdivision maps, and undertaking special planning studies as needed.

4.2 COMMISSIONER REPORTS

4.3 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)

None.

5. DEPARTMENT REPORTS

6. STATEMENTS OF ABSTENTION BY COMMISSIONERS

7. CONSENT ITEM(S)

None.

8. SCHEDULED ITEM(S)

- 8.1*** PUBLIC HEARING - BOWDEN ANNEXATION, CEQA EXEMPT PROJECT - ANNEXATION PRE-ZONING - 4646 BADGER RD - ANX21-001

BACKGROUND: A proposal to pre-zone two parcels, including 4646 Badger Road and 999 Middle Rincon Road, for annexation into the City limits.

Project Planner: Monet Sheikhal

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Preliminary Annexation Map](#)
[Attachment 5 - Utility Certificate Approval Letter](#)
[Resolution](#)
[Presentation](#)

8.2* PUBLIC HEARING - WINKLER ANNEXATION, CEQA EXEMPT PROJECT - ANNEXATION PRE-ZONING - 1600 MANZANITA AVE - ANX21-002

BACKGROUND: Annexation pre-zoning for 1.52-acre lot with and existing single family to allow connection with failing septic system to connect to City sewer and water. No further development is being proposed.

Project Planner: Christian Candelaria

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Preliminary Annexation Map](#)
[Attachment 5 - Utility Certificate Approval Letter](#)
[Resolution](#)
[Presentation](#)

8.3* PUBLIC HEARING - SO CO GROW, LLC MICROBUSINESS, CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 1626 PINER RD - CUP21-098

BACKGROUND: Major Conditional Use Permit request to operate a Cannabis - Microbusiness proposed to occupy an existing 4,130 SF building. Proposed uses include: Cultivation - 1,293 SF, Distribution - 1,289 SF, Manufacturing Level 1 (non-volatile) 463 SF, and Retail Dispensary 567 SF.

Project Planner: Christian Candelaria

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Revised as of 10.11.22 - Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Plans](#)
[Attachment 4 - Odor Control Plan](#)
[Attachment 5 - Security Plan](#)
[Attachment 6 - Transportation Impact Study](#)
[Attachment 7 - Project Narrative](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Late Correspondence as of 10.11.22](#)

9. ADJOURNMENT

*Ex parte communication disclosure required.

In compliance with Zoning Code Section 20-62, the decision of the Planning Commission is final unless an appeal is filed on a City Appeal Form (<https://srcity.org/DocumentCenter/Index/173>) and associated fees, as noted on the City's Fee Schedule (<https://srcity.org/DocumentCenter/View/16129/Planning--Economic-Development-Department-Fee-Schedule?bidId=>), are paid within 10 calendar days of the action. The time limit will extend to the following business day where the last day falls on a day that the City is not open for business.

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). Requests should be submitted as far in advance as possible, but no later than two business days before the scheduled meeting.

Any writings or documents provided to a majority of the Planning Commission prior to this meeting regarding any item on this agenda are available for public review at <https://santa-rosa.legistar.com/calendar.aspx> or in person at the Planning and Economic Development Department, Room 3, City Hall, 100 Santa Rosa Ave, during normal business hours.