



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT MARCH 24, 2022

**PURSUANT TO GOVERNMENT CODE SECTION 54953(e) AND THE
RECOMMENDATION OF THE HEALTH OFFICER OF THE COUNTY OF
SONOMA, THE PLANNING COMMISSION 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: 988 0836 6416. 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/PLANNINGCOMMISSION**

**THE MEETING WILL BE LIVE STREAMED AT
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**

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

1. CALL TO ORDER AND ROLL CALL

2. APPROVAL OF MINUTES

None.

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 - TOTAL WINE AND MORE - CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 2705 SANTA ROSA AVE, #B - CUP21-076

BACKGROUND: A Major Conditional Use permit for Total Wine & More to allow the sale of alcohol for off-site consumption, with on-site tasting and wine classes. Hours of operation would be from 9:00 a.m. to 10:00 p.m., Mondays through Sundays. A separate room is to be set up as a wine education classroom with capacity for 20 to 30 people.

PROJECT PLANNER: Monet Sheikhal

PRESENTING PLANNER: Conor McKay

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - 1,000 feet distance from schools](#)
[Attachment 6 - Traffic Memo, dated July 20, 2021](#)
[Revised March 21, 2022 - Attachment 6 - Traffic Memo, da](#)
[Resolution](#)
[Presentation](#)

8.2* PUBLIC HEARING - AT&T TELECOMMUNICATION FACILITY - CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 2400 BLUEBELL DR - CUP21-064

BACKGROUND: Installation of new 60-foot-tall wireless communications antenna, along with supporting equipment shelter and backup diesel generator.

PROJECT PLANNER: Kristinae Toomians

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Plans November 13, 2021](#)
[Attachment 4 - Photosims](#)
[Attachment 5 - Electromagnetic Energy Report](#)
[Attachment 6 - Coverage Map](#)
[Attachment 7 - Piner Creek Reach 2 Area Map](#)
[Attachment 8 - Public Correspondence](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

8.3* PUBLIC HEARING - FLORA TERRA - CEQA EXEMPT PROJECT - CONDITIONAL USE PERMIT - 1226 4TH ST - CUP21-061

BACKGROUND: The Planning Commission will consider a Conditional Use Permit for the operation of Flora Terra, a 1,140-square foot Cannabis Retail facility (dispensary) from an existing commercial building at 1226 4th Street.

PROJECT PLANNER: Susie Murray

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Statement](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Odor Mitigation Plan](#)
[Attachment 6 - Traffic Study](#)
[Attachment 7 - Public Correspondence](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Applicant Presentation](#)

9. 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). 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.