



# City of Santa Rosa

Virtual Meeting - See Agenda  
for Participation Information

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 14, 2021

**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 IN THE MEETING:**

- VIRTUALLY BY VISITING [WWW.ZOOM.US/JOIN](http://WWW.ZOOM.US/JOIN)  
WITH MEETING ID 988 0836 6416**
- BY PHONE DIALING 888-475-4499 AND  
WITH MEETING ID: 988 0836 6416;**

**ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION  
IS AVAILABLE AT [HTTPS://SRCITY.ORG/PLANNINGCOMMISSION](https://SRCITY.ORG/PLANNINGCOMMISSION)**

**THE MEETING WILL ALSO 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 (COUNCIL CHAMBER)**

### **1. CALL TO ORDER AND ROLL CALL**

### **2. STUDY SESSION**

Study Session items are items for in-depth discussion and possible direction to staff. No action will be taken.

#### **2.1 STUDY SESSION - WATER DEMAND OFFSET (WDO) POLICY AND WDO FEE STUDY**

BACKGROUND: Santa Rosa Water staff will present an informational session and request Planning Commission comment on the proposed

Water Demand Offset (WDO) Policy and WDO Fee Study which have been developed to implement the City's Water Shortage Contingency Plan requirement that new construction offset water demand during water shortage emergencies that require water allocations (water rationing).

PRESENTED BY: Colin Close, Senior Water Resources Planner

**Attachments:** [Staff Report](#)  
[Attachment 1 - WDO Policy](#)  
[Attachment 2 - WDO Fee Study](#)  
[Staff Presentation](#)

### **3. APPROVAL OF MINUTES**

3.1 September 23, 2021 - Draft Minutes

**Attachments:** [September 23, 2021](#)

### **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. COMMISSION BUSINESS**

#### **5.1 STATEMENT OF PURPOSE**

#### **5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS**

#### **5.3 COMMISSIONER REPORTS**

#### **5.4 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)**

### **6. DEPARTMENT REPORTS**

### **7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

## 8. CONSENT ITEMS

None.

## 9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

- 9.1\*** PUBLIC HEARING - CR SANTA ROSA, LLC (dba: Cookies Retail),  
CEQA Exempt Project - CONDITIONAL USE PERMIT - 1937 SANTA  
ROSA AVE - CUP21-013

BACKGROUND: Conditional Use Permit for commercial Cannabis  
Retail (Dispensary) and Delivery use within an existing 4,475 square  
foot commercial building.

PRESENTING PLANNER: Monet Sheikhal

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Project Description](#)  
[Attachment 4 - Revised Plan Set](#)  
[Attachment 5 - Odor Control Plan](#)  
[Attachment 6 - Traffic Impact Study](#)  
[Attachment 7 - Public Correspondence](#)  
[Resolution](#)  
[Exhibit A](#)  
[Staff Presentation](#)  
[Applicants Presentation](#)  
[Late Correspondence as of 10.14.21 10am](#)

- 9.2\*** PUBLIC HEARING - MODIFICATION TO COURTNEY ESTATES  
SUBDIVISION FINAL MAP - (FOX MEADOW), MITIGATED NEGATIVE  
DECLARATION - MAP MODIFICATION - 1530, 1534, 1538, 1542,  
ALEGRA STREET; 1536, 1539, 1540, 1544, 1545, 1548, 1551, 1552,  
1556, 1560, 1561, 1564, 1567, 1568, 1572, 1576 CLARITIN STREET;  
1544, 1548, 1552, 1556, 1560, 1564, 1566, 1570, 1572 COUNTRY  
MANOR DRIVE; 2510, 2511, 2514, 2515, 2518, 2519, 2522 2523 2526,  
2527, 2530, 2531, 2534, 2535, 2538, 2539, 2542, 2543, 2546, 2550

COURTNEY AVENUE; 2549, 2553, 2557, 2558, 2562 DAKOTA AVE;  
1549 FULTON ROAD. - MOD21-002

BACKGROUND: Courtney Estates is an entitled 30.07-acre subdivision comprised of Sub-Areas A and B. The final map for the Courtney Estates subdivision was recorded in July 2007. The current proposal is to modify the Courtney Estates Final Map to adjust the lot layouts and to reconfigure easements to accommodate storm water requirements. More specifically, the map amendment proposes the following changes: the maximum lot size changes from 8,985-square-feet to 8,064-square-feet; the minimum lot size changes from 4,046-square-feet to 4,043-square-feet; the average lot size changes from 5,228-square-feet to 5,042-square-feet; the number of lots (50) remains unchanged; Parcel A (9,049-square-feet) and Parcel B (4,181-square-feet) are incorporated as stormwater treatment areas to be owned and maintained by the homeowners' association; the public utility easements (PUE's) are generally resized to 5.5 feet, with exceptions on Fulton Road (PUE unchanged at 13 feet), the south side of Alegria Street (resized to 4.5-feet), and the western portion of Courtney Manor Drive (PUE unchanged at 10 feet); the units-per-acre across the Planned Development (PD05-002) remain unchanged at two dwelling units per acre.

PRESENTING PLANNER: Kristinae Toomians

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Neighborhood Context Map](#)  
[Attachment 3 - Proposed Amended Map](#)  
[Attachment 4 - Project Description](#)  
[Attachment 5 - PD05-004 Policy Statement](#)  
[Attachment 6 - Courtney Estates Final Map Resolution](#)  
[Exhibit A](#)  
[Staff Presentation](#)

## 10. ADJOURNMENT

## Planning Commission

OCTOBER 14, 2021

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\*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.*