



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT MARCH 25, 2021

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 AND ROLL CALL**
- 2. STUDY SESSION**

NONE.
- 3. APPROVAL OF MINUTES**

3.1 February 25, 2021 - Draft Minutes

Attachments: [February 25, 2021 - 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. 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* REPORT ITEM - 1900 BRUSH CREEK APPEAL - STUDY FILE - 1900 BRUSH CREEK RD - ST20-003 - CONTINUED FROM FEBRUARY 25, 2021

BACKGROUND: Appeal of Planning Director determinations concerning the proposed project's compliance with the subject parcel's Final Map and required building setbacks, and compliance with the City's Tree Ordinance tree removal requirements made during Planning review of Building Permit application B20-6871.

PRESENTING PLANNER: Andrew Trippel

Attachments: [Staff Report-Update 03-18-2021](#)
[Attachment 1 - Neighborhood Context and Location Map](#)
[Attachment 2 - Parcel Map No. 609 \(Final Map\)](#)
[Attachment 3 - Final Subdivision Report-New 03-18-2021](#)
[Attachment 4 - Proposed Site Plan](#)
[Attachment 5 - Tree Mitigation Request](#)
[Attachment 6 - Appeal and Amended Appeal Application](#)
[Attachment 7 - Building Permit Application B20-6871](#)
[Attachment 8 - Property Owner Correspondence_Redacted](#)
[Attachment 9 - Appellant Correspondence_Redacted-Update](#)
[Attachment 10 - Code Enforcement Correspondence_Redacted](#)
[Attachment 11 - Planning Correspondence_Redacted-Update](#)
[Attachment 12 - Tree removal documentation](#)
[Late Correspondence as of 3.24.2021](#)
[Late Correspondence as of 3.25.2021](#)
[Resolution-Update 03-18-2021](#)
[Staff Presentation -Update 03-18-2021](#)
[Applicant Presentation Updated 3.29.2021](#)

9.2* PUBLIC HEARING - CONDITIONAL USE PERMIT, ALTERNATIVES EAST, 2300 BETHARDS DRIVE, SUITE A, CITY FILE NO. PRJ19-047 - CONTINUED FROM FEBRUARY 25, 2021

BACKGROUND: Operate a 2,549-square foot Cannabis Retail facility, providing medical and adult use projects, with delivery service, at 2300 Bethards Drive, Suite A.

PRESENTING PLANNER: Adam Ross

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Site Plan](#)
[Attachment 5 - Floor Plan](#)
[Attachment 6 - Building Photos](#)
[Attachment 7 - Odor Mitigation Feasibility](#)
[Attachment 8 - Trip Generation Estimate](#)
[Attachment 9 - Delivery Regulations](#)
[Attachment 10 - Distance to Schools Graphic](#)
[Attachment 11 - Public Correspondence](#)
[Attachment 12 - Public Correspondence](#)
[Attachment 13 - Public Correspondence](#)
[Attachment 14 - Public Correspondence](#)
[Attachment 15 - Public Correspondence](#)
[Attachment 16 - Public Correspondence](#)
[Site Plan as of 3.25.21](#)
[Resolution](#)
[Exhibit A](#)
[Staff Presentation](#)
[Staff Presentation as of 3.25.21](#)
[Applicant Presentation](#)
[Applicant Presentation as of 3.25.21](#)
[Late Correspondence as of 3.23.21](#)
[Late Correspondence as of 3.25.21](#)

10. 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

MARCH 25, 2021

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.