



City of Santa Rosa

Virtual Zoom Meeting

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT MAY 13, 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**

None.

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 - SUNSTONE ADVISORS, INC., Mitigated Negative Declaration - CONDITIONAL USE PERMIT - 330 YOLANDA AVE - CUP18-070

BACKGROUND: The Sunstone Advisors, Inc. cannabis facility project requests Major Conditional Use Permit to allow the operation of a proposed 5,893 square foot cannabis facility with on-site land uses consisting of Cannabis Retail (Dispensary) and Delivery with on-site consumption (4,279 sf), Cannabis Cultivation (469 sf), Cannabis Manufacturing - Level 1 (non-volatile) (889 sf), and Cannabis Distribution (256 sf). Cannabis Retail (Dispensary) hours of operation

would be 9:00 a.m. to 9:00 p.m. The proposed project consists of up to approximately eight employees.

PRESENTING PLANNER: Monet Sheikhal

Attachments: [Staff Report](#)
[Staff Report \(Revised\) as of 5/11](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Plan Set](#)
[Attachment 5 - Odor Control Plan](#)
[Resolution](#)
[Resolution \(Revised\) as of 5/11](#)
[Staff Presentation](#)
[Late Correspondence as of 5/12](#)

9.2* PUBLIC HEARING - STONY POINT WELLNESS, EXEMPT PROJECT
- CONDITIONAL USE PERMIT - 411 STONY POINT RD - CUP20-066

BACKGROUND: Proposal to operate a medicinal and adult-use retail cannabis dispensary and delivery service in an existing 2,270 square-foot commercial space in the Stony Point Shopping Center. The project qualifies for a Class 1 and Class 3 Categorical Exemption under the California Environmental Quality Act (CEQA).

PRESENTING PLANNER: Adam Ross

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Parking Analysis](#)
[Attachment 6 - Sensitive Use Map](#)
[Attachment 7 - Focused Traffic Study](#)
[Attachment 8 - Odor Mitigation Plan](#)
[Attachment 9 - Public Correspondence](#)
[Resolution](#)
[Exhibit A](#)
[Exhibit B](#)
[Staff Presentation](#)
[Applicant Presentation](#)

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>

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.