



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT NOVEMBER 9, 2017

4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

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

September 28, 2017 Draft Minutes

Attachments: [Regular Meeting September 28, 2017 - DRAFT](#)

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. PLANNING COMMISSIONERS' REPORT**
- 6. DEPARTMENT REPORTS**
- 7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**
- 8. PUBLIC HEARINGS**

- 8.1*** PUBLIC HEARING - VERIZON WIRELESS SANTA ROSA JC
TEMPORARY SITE, - CONDITIONAL USE PERMIT - 1599
CLEVELAND AVE - CUP17-047

BACKGROUND: Construct an approximately 59-foot tall, temporary telecommunications tower, in the parking lot of 1599 Cleveland Avenue. The applicant is requesting the cellular tower be installed for a two-year period

Susie Murray, City Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location and Neighborhood Context Map](#)
[Attachment 3 - Project Plans](#)
[Attachment 4 - Photo Simulations](#)
[Attachment 5 -Coverage Exhibits](#)
[Attachment 6 - Confirmation of FCC Requirements](#)
[Attachment 7 - Shot clock extension](#)
[Attachment 8 -Site Photo](#)
[Resolution](#)
[Presentation](#)

8.2* PUBLIC HEARING - UMMA, LLC. - CONDITIONAL USE PERMIT -
3187 COFFEY LN - CUP17-044

BACKGROUND: This project proposes operation of an indoor medical cannabis commercial cultivation facility within an existing 11,350 square-foot industrial building in northwest Santa Rosa. In addition to cultivation, the facility would be licensed for manufacturing with non-volatile solvents and for transport of cannabis products.

Patrick Streeter, Senior Planner.

Attachments: [Staff Report](#)
[Attachment 1- Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Aerial Map](#)
[Attachment 4 - General Plan Zoning Map](#)
[Attachment 5 - Project Narrative 5-3-2017](#)
[Attachment 6 - Plan Set 5-3-2017](#)
[Resolution](#)
[Exhibit A](#)
[Presentation](#)

8.3* PUBLIC HEARING - COMPREHENSIVE MEDICAL CANNABIS USE
ORDINANCE, Exempt Project - REZONING ZONING TEXT

AMENDMENT - 0 CITYWIDE - REZ17-002

BACKGROUND: On January 19, 2016, the City Council directed staff (7-0) to prepare a city wide City Code Text Amendment to provide comprehensive regulations for medical cannabis uses. In addition, the Council reconvened the Medical Cannabis Policy Subcommittee. The Draft Comprehensive Cannabis Ordinance includes the following components: Amending Section 20-23.030, Table 2-6 (Allowed Land Uses and Permit Requirements for Commercial Zoning Districts), Section 20-24.030, Table 2-10 (Allowed Land Uses and Permit Requirements for Industrial Districts), Section 20-36.040, Table 3-4 (Automobile and Bicycle Parking Requirements by Land Use Type), Repealing and replacement of Chapter 20-46 (Medical Cannabis Cultivation) with Chapter 20-46 (Cannabis), Amending Section 20-70.020 (Definitions), Repeal of Chapter 10-40 Medical Cannabis Dispensaries. and adoption of exemption findings pursuant to the California Environmental Quality Act. Please note: While the proposed ordinance prohibits adult use cannabis businesses, the Commission will discuss and may recommend amendments to allow adult use cannabis support and/or retail businesses.

Clare Hartman, Deputy Director Planning

Attachments: [Staff Report](#)

[Attachment 1 - Cannabis Permit Activity Update - September](#)

[Attachment 2 - Comprehensive Medical Cannabis Land Use](#)

[Attachment 3 - Map of Zoning Districts Eligible for Medical](#)

[Attachment 4 - Sample Maps depicting medical cannabis r](#)

[Attachment 5 - Correspondence \(In Favor\)](#)

[Attachment 6 - Correspondence \(Opposed\)](#)

[Attachment 7 - Correspondence \(Commercial Cannabis\)](#)

[Resolution](#)

[Exhibit A](#)

[Draft Option - Amended to Address Adult Use same as Me
Presentation](#)

8.4*

PUBLIC HEARING - SANTA ROSA MEMORIAL HOSPITAL MEDICAL
OFFICE BUILDING - CONTINUED TO DECEMBER 14, 2017

BACKGROUND: ITEM CONTINUED TO DECEMBER 14, 2017 -
CONDITIONAL USE PERMIT AND A MITIGATED NEGATIVE
DECLARATION FOR CONSTRUCTION AND OPERATION OF A NEW
FOUR-STORY MEDICAL OFFICE BUILDING AND SIX-LEVEL
PARKING STRUCTURE LOCATED AT 1102, 1110, 1120, 1144, 1150,
1154, 1166, 1170 MONTGOMERY DRIVE; 110, 114, 118, 122
SOTOYOME STREET, SANTA ROSA - ASSESSOR'S PARCEL
NUMBERS 009-172-001, -002, -003, -004, -005, -006, -007,
009-172-014, -019, -023, 014-081-003, -004, -023 - FILE NUMBER
CUP17-008

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 one week prior to the meeting. TDD 543-3063

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.