



# City of Santa Rosa

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

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT MAY 10, 2018

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

### **1. CALL TO ORDER**

### **2. ROLL CALL**

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

3.1 April 12, 2018 Draft Minutes.

**Attachments:** [April 12, 2018 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. PLANNING COMMISSIONERS' REPORT**

### **6. DEPARTMENT REPORTS**

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

### **8. STUDY SESSION**

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

#### **8.1 COMMERCIAL CANNABIS MANUFACTURING - LEVEL 2 (VOLATILE) REGULATIONS**

Background and discussion on the City's adopted land use policy and review process for Commercial Cannabis Manufacturing - Level 2 (Volatile) uses. Also to be presented and discussed will be the Fire and Building Code permit and inspection requirements associated with this

land use.

Clare Hartman, Planning Deputy Director.

**Attachments:** [Staff Presentation](#)

## 9. CONSENT ITEMS

### 9.1 SOUTHWEST ESTATES TENTATIVE MAP TIME EXTENSION - 533 BELLEVUE AVE - PRJ17-055.

BACKGROUND: Request for a one-year extension of time for the Southwest Estates Tentative Map.

Susie Murray, City Planner.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - PC Resolution 11804](#)  
[Attachment 5 - Approved Plans](#)  
[Attachment 6 - Approved IS-MND](#)  
[Resolution](#)  
[Staff Presentation](#)

### 9.2 SHOPS AT AUSTIN CREEK - EXTENSIONS - EXTENSION REQUEST - 5171 and 5173 SONOMA HWY - EXT17-0064

BACKGROUND: One year time extension till October 8, 2018.

Gary Broad, Contract Planner.

**Attachments:**    [Staff Report](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Aerial Location Map](#)  
                              [Attachment 3 - PC Resolution 11730](#)  
                              [Attachment 4 - Approved Tentative Parcel Map](#)  
                              [Attachment 5 - Approved Development Plans July 7, 2016](#)  
                              [Attachment 6 - PC Resolution 11729 Adopting MND](#)  
                              [Resolution](#)  
                              [Staff Presentation.pdf](#)

## 10. PUBLIC HEARINGS

### 10.1\*    VERIZON WIRELESS TELECOMMUNICATIONS FACILITY -             PLANNING PROJECT - 122 BAKER AVE - PRJ17-056 - CONTINUED.

BACKGROUND: Application for Verizon Wireless telecommunications facility featuring a 55-foot tall faux oak tree (mono broadleaf) and ground-mounted equipment cabinets.

ITEM IS BEING CONTINUED.

Andrew Trippel, City Planner.

**Attachments:**    [Memo for Continuation](#)  
                              [Verizon Extension Agreement 09.04.2018.pdf](#)

### 10.2    RESILIENT CITY BUILDING ENVELOPES AND SETBACKS-             CERTIFICATES OF CORRECTION - CITYWIDE - PRJ18-031.

BACKGROUND: The City Engineer is seeking to remove any building envelopes and setbacks (References) from existing subdivision final maps within the Resilient City zones to reduce constraints, eliminate conflicts with existing zoning, and provide for flexibility for rebuilding. The removal of these References will allow for the new structures to be built consistent with the existing City zoning.

Bill Rose, Supervising Planner; Gabe Osburn, Deputy Director,  
Engineering Development Services.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Location Maps of Affected Subdivisions](#)  
[Attachment 2 - Recorded Maps of Affected Subdivisions](#)  
[Attachment 3 - Resilient City Zoning District Ordinance Resolution](#)  
[Resolution Attachment - List Subdivisions for Certificates of Public Correspondence](#)  
[Staff Presentation](#)  
[Late Correspondence as of 5.10.18 1015am](#)

- 10.3\***    MIDDLE RELIEF PARTNERS CULTIVATION FACILITY, Exempt Project  
- CONDITIONAL USE PERMIT - 1805 EMPIRE INDUSTRIAL CT -  
CUP17-057

BACKGROUND: This is a proposal to operate a 9,473-square foot cannabis cultivation facility.

Susie Murray, City Planner.

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 -Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Project Narrative and Plans](#)  
[Attachment 5 - Traffic Study](#)  
[Attachment 6 - Zoning Code Chapter 20-46](#)  
[Attachment 7 - Policy Statement \(PD 0173\)](#)  
[Attachment 8 - Public Correspondence Resolution](#)  
[Exhibit A \(to be attached the resolution\)- Middle Relief Part](#)  
[Staff Presentation](#)  
[Late Correspondence as of 5.10.18 830am](#)  
[Late Correspondence as of 5.10.18 1011am](#)

- 10.4\***    HAMPTON INN AND SUITES, DESIGN REVIEW MAJOR - APN  
058-011-018 - PRJ17-076

BACKGROUND: A proposal to construct a 55-foot tall, four-story, 100-room hotel on an undeveloped parcel. The project requires Design Review for a structure greater than 10,000 square feet, and a Conditional Use Permit for additional building height.

Susie Murray, City Planner.

**Attachments:**   [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location & Vicinity Maps](#)  
[Attachment 3 - Narrative, Site Plan & Elevations](#)  
[Attachment 4 - Preliminary Landscape Plan](#)  
[Attachment 5 - Preliminary Grading and Drainage Plan](#)  
[Attachment 6 -Photometrics](#)  
[Attachment 7 -Traffic Study \(Final\)](#)  
[Attachment 8 - Biological Resources Assessment](#)  
[Attachment 9 - Post-fire Aerial View](#)  
[Attachment 10 - Visual Analysis](#)  
[Attachment 11 - CC - ORD-2017-017](#)  
[Attachment 12 - Public Correspondence Resolution](#)  
[Exhibit A \(to be attached to resolution\)](#)  
[Staff Presentation](#)  
[Late Correspondence as of 5.10.18 830am](#)  
[Late Correspondence as of 5.10.18 1011am](#)  
[Revised Project Drawings \(rec'd May 9, 2016\)](#)

## 11. 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.*

**Planning Commission**

**MAY 10, 2018**

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