



# City of Santa Rosa

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

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JUNE 14, 2018

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

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

### **2. ROLL CALL**

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

3.1 March 8, 2018 Draft Minutes.

**Attachments:** [March 8, 2018 Draft Minutes](#)

3.2 May 10, 2018 Draft Minutes.

**Attachments:** [May 10, 2018 Draft Minutes](#)

3.3 May 24, 2018 Draft Minutes.

**Attachments:** [May 24, 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**

### **9. CONSENT ITEMS**

9.1 FOUNTAINGROVE INN HOTEL CONDOMINIUMS - PLANNING

PROJECT - 3586 MENDOCINO AVE - PRJ18-008

BACKGROUND: Request for a one-year time extension for the Fountaingrove Inn Hotel Condominiums Tentative Map at 3586 Mendocino Avenue to subdivide a 2.84-acre parcel into a 1.1-acre parcel with 22 airspace hotel condominiums and a 1.74-acre parcel, previously the site of the Fountaingrove Inn Expansion.

PRESENTED BY: Gary Broad, Planning Consultant

**Attachments:**    [Staff Report](#)  
                          [Attachment 1 - Disclosure Form](#)  
                          [Attachment 2 - Location Map](#)  
                          [Attachment 3 - Gen Plan and Zoning Map](#)  
                          [Attachment 4 - Neighborhood Context Map](#)  
                          [Attachment 5 - Approved Tentative Map](#)  
                          [Attachment 6 - Planning Commission Minutes - February 9](#)  
                          [Attachment 7 - Original Planning Commission Approvals](#)  
                          [Attachment 8 - Planning Commission Minutes - September](#)  
                          [Attachment 9 - Planning Commission Resolution 11368](#)  
                          [Attachment 10 - Planning Commission Resolution No. 118](#)  
                          [Attachment 11 - Planning Commission Resolution 11816](#)  
                          [Resolution](#)  
                          [Exhibit A to Resolution - Engineering Conditions](#)  
                          [Presentation](#)

**9.2**      GOLDEN GATE COURT - MITIGATED NEGATIVE DECLARATION -  
EXTENSION REQUEST - 1071 FRESNO AVE - EXT16-0010

BACKGROUND: Twelve (12) single-family dwellings with four (4) granny units. 2nd extension submitted 03/26/08 for MAJ01-011 & CUP01-127. 3rd extension submitted 03/08/16 for MAJ01-11 & CUP01-127.

PRESENTED BY: Susie Murray, City Planner

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Application Packet](#)  
[Attachment 5 - Site Plan](#)  
[Attachment 6 - Referral Response from Traffic](#)  
[Attachment 7 - Public comments regarding proposed extension](#)  
[Attachment 8 - Applicant's responses to neighborhood comments](#)  
[Attachment 9 - Referral response from the Santa Rosa Police Department](#)  
[Attachment 10 - Planning Commission Resolutions 11716 and 11717](#)  
[Resolution](#)  
[Presentation](#)

**Planning Commission**

**JUNE 14, 2018**

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**10.2\***      965 SOLUTIONS LLC - CONDITIONAL USE PERMIT - 965 PINER PL  
- CUP18-006

BACKGROUND: Conditional Use Permit for commercial Cannabis Adult Use and Medicinal Manufacturing - Level 2 (volatile) (Type 7) uses in 4,905 sq. ft. of an existing 7,816 sq. ft. industrial building previously approved for commercial Cannabis Adult Use and Medicinal Distribution (Type 11) and Manufacturing - Level 1 (non-volatile) (Type 6) uses.

PRESENTED BY: Andrew Trippel, City Planner

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Project Description](#)  
[Attachment 5 - Site Plan](#)  
[Attachment 6 - Floor Plan](#)  
[Attachment 7 - Certified Odor Mitigation Plan](#)  
[Attachment 8 - Issued Zoning Clearances](#)  
[Attachment 9 - Public Correspondence](#)  
[Resolution - Conditional Use Permit](#)  
[Presentation](#)

**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.*