



# City of Santa Rosa

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

## **PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT OCTOBER 25, 2018**

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

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

### **2. ROLL CALL**

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

3.1 August 23, 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 RETAIL

BACKGROUND: Background and discussion on the City's adopted land use policy and review process for Commercial Cannabis Retail uses.

Clare Hartman - Deputy Director

### **9. CONSENT ITEMS**

**9.1** MIDDLE RINCON SUBDIVISION TIME EXTENSIONS - 117 MIDDLE RINCON RD - PRJ17-030 and PRJ18-021

BACKGROUND: Two (2) one-year Time Extensions to record Final Map for a 6-lot small lot subdivision. An Initial Study/Mitigated Negative Declaration was adopted for the project on May 8, 2008.

**9.2** THE VILLAS - EXTENSION REQUEST - 1755 SEBASTOPOL RD - EXT17-0071

BACKGROUND: The proposed project is a one-year Time Extension for an approved Tentative Map subdividing 14.28 acres in southwest Santa Rosa. The proposed Villas subdivision includes a 0.52 acre mixed-use parcel along Sebastopol Road as well as 197 single-family attached residential units and associated common parcels and improvements. The Santa Rosa Planning Commission previously approved a Time Extension for this project on February 9, 2017.

**10. PUBLIC HEARINGS**

**10.1\*** FLORA TERRA - CONDITIONAL USE PERMIT - 1825 EMPIRE INDUSTRIAL COURT, SUITES A, B AND C - CUP18-051

BACKGROUND: Flora Terra is a cannabis microbusiness, which includes cannabis cultivation, distribution and retail (dispensary), within an existing industrial building located at 1825 Empire Industrial Court, Suites A, B and C. The business will occupy 10,400 square feet, of which approximately 9,000 square feet will be used for cultivation, 1,000 square feet for an adult-use dispensary, and 400 square feet for distribution

Susie Murray, Senior Planner.

**10.2\*** MAR SR, LLC - CONDITIONAL USE PERMIT - 3075 COFFEY LN - CUP18-089

BACKGROUND: The proposal includes Volatile Manufacturing within 2,187 square feet (Type 7) and Distribution within 237 square feet (Type 11) for medical and recreational cannabis within an existing

3,036 square foot tenant space. The proposed hours and days of operation are 8 a.m. to 10 p.m. daily. The business would not be open to the members of the public.

Amy Nicholson - City Planner

### **10.3 DENSITY BONUS ORDINANCE UPDATE**

BACKGROUND: Zoning text amendment to Santa Rosa Zoning Code Chapter 20-31 (Density Bonus and Other Developer Incentives) to: (1) conform with recent amendments to the State density bonus law, as codified in Government Code Section 65915, which allows eligible housing development (five or more dwelling units) within the City to increase residential density by up to 35 percent density above the applicable maximum general plan land use density; (2) add provisions for a local supplemental density bonus that allows eligible housing development within the boundaries of the Downtown Station Area Specific Plan and North Santa Rosa Station Area Specific Plan areas to allow increase residential density up to 100 percent above the applicable maximum general plan land use density; and (3) other procedural and administrative amendments, consistent with the State density bonus law, related to the definitions, review authorities, application requirements, review procedures, and findings. Note: The originally proposed supplemental density bonus area has been reduced from the boundaries of the City's six Priority Development Areas to the two PDAs that correspond with the two station area specific plans referenced above.

Andy Gustavson - Senior Planner

## **11. ADJOURNMENT**

\*Ex parte communication disclosure required.

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Meeting information can also be accessed via the internet at <http://srcity.org>

**Planning Commission**

**OCTOBER 25, 2018**

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*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.*