



## City of Santa Rosa

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

### **PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 13, 2018**

#### **2:00 P.M. - SPECIAL JOINT SESSION WITH CITY COUNCIL (100 SANTA ROSA AVE -COURTYARD)**

##### **1. CALL TO ORDER AND ROLL CALL**

##### **2. FIELD TRIP**

##### **2.1 DOWNTOWN WALKING TOUR (DOWNTOWN STATION AREA SPECIFIC PLAN UPDATE)**

BACKGROUND: As a component of the Downtown Station Area Specific Plan Update project, members of the City Council and the Planning Commission will participate in an approximately 90-minute walking tour of the project study area. The walking tour will begin and end in the central courtyard of City Hall, 100 Santa Rosa Avenue, Santa Rosa. The Commission will be returning to the Council Chamber at the conclusion of the field trip.

NOTE: See attached map for walking tour route.

**Attachments:** [Walking Tour Map](#)

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

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

##### **2. ROLL CALL**

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

**10. PUBLIC HEARINGS**

**10.1\*** ALOHA AINA, INC., DISPENSARY - CONDITIONAL USE PERMIT -  
1954 PINER RD - CUP18-060

BACKGROUND: Conditional Use Permit application for Aloha Aina, Inc., Dispensary, proposing an adult use retail cannabis dispensary with delivery service in 2,134 sq.ft. tenant space in a 2,500 sq.ft. building. (Building shell under construction see B16-5164).

Adam Ross, City Planner.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Neighborhood Context Map](#)  
[Attachment 3 - Project Narrative](#)  
[Attachment 4 - Project Plans](#)  
[Attachment 5 - Certified Odor Mitigation Plan](#)  
[Attachment 6 - Focused Traffic Study](#)  
[Attachment 7 - Resolution No. 11724](#)  
[Attachment 8 - Resolution No. 11725](#)  
[Presentation](#)  
[Resolution](#)  
[Late Correspondence as of 12.11.18](#)  
[Late Correspondence as of 12.12.18](#)  
[Late Correspondence as of 12.13.18](#)

**10.2\*** JIVA - CONDITIONAL USE PERMIT - 1831 GUERNEVILLE ROAD,

SUITE A - CUP18-075

BACKGROUND: The project is a request for a conditional use permit to allow a Medical and Adult Use Cannabis Retail Facility with Delivery Services in an existing 2,917 square-foot commercial retail tenant space. No changes are proposed to the building's exterior and no physical expansion of the building is proposed. The dispensary and delivery services are proposed to operate daily from 9 a.m. to 9 p.m.

Aaron Hollister, Planning Consultant.

**Attachments:**    [Staff Report](#)  
                          [Attachment 1 - Disclosure Form](#)  
                          [Attachment 2 - Location Map](#)  
                          [Attachment 3 - General Plan-Zoning Map](#)  
                          [Attachment 4 - Project Narrative](#)  
                          [Attachment 4.1 - Security Plan](#)  
                          [Attachment 5 - Odor Control Plan](#)  
                          [Attachment 6 - Project Plans](#)  
                          [Resolution](#)  
                          [Staff Presentation](#)  
                          [Late Correspondence prior to 12.13.18](#)  
                          [Late Correspondence as of 12.13.18](#)

**10.3\***    THE HOOK DISPENSARY, CONDITIONAL USE PERMIT - 817  
              RUSSELL AVE, SUITE C - CUP18-041

BACKGROUND: Conditional Use Permit application for The Hook, a medical and adult use retail cannabis dispensary with delivery within an existing 1,350 square foot tenant space in the 11,700 square foot Russell Square Shopping Center on a 37,897 square foot parcel.

Gary Broad, Planning Consultant.

**Attachments:**    [Staff Report](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Vicinity Map](#)  
                              [Attachment 3 - Zoning Map The Hook](#)  
                              [Attachment 4 - Project Description](#)  
                              [Attachment 5 - Storefront Elevation](#)  
                              [Attachment 6 - Tenant Improvements](#)  
                              [Attachment 7 - Certified Odor Mitigation Plan](#)  
                              [Attachment 8 - Focused Traffic Report for The Hook Dispe](#)  
                              [Attachment 9 - Neighborhood Comments](#)  
                              [Resolution](#)  
                              [Staff Presentation](#)  
                              [Applicant Presentation](#)  
                              [Late Correspondence](#)

## 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.*