



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT NOVEMBER 29, 2018

3:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 October 25, 2018 Draft Minutes

Attachments: [October 25, 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

10. PUBLIC HEARINGS

ITEMS HEARD AT OR AFTER 3:00 P.M.

10.1 ONE-TIME, AUTOMATIC, 12 MONTH TENTATIVE MAP EXTENSION, -
REZONING (ZONING CODE TEXT AMENDMENT) - CITYWIDE -
REZ18-012

BACKGROUND: Zoning Code Text Amendment for a one-time, automatic, 12-month extension for tentative maps, and associated entitlements valid on October 9, 2017.

Amy Nicholson, City Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Tentative Maps Eligible for Automatic Exter](#)
[Staff Presentation](#)
[Resolution](#)

10.2* PANERA BREAD & CAFE - CONDITIONAL USE PERMIT - 885
HOPPER AVE - CUP18-120

BACKGROUND: New Panera Bread a fast casual dining restaurant with drive-thru in the Resilient City Overlay District. The original site was an Applebee's prior to the October Fire.

Adam Ross, City Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Site Analysis Map](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Floor Plan](#)
[Attachment 6 - Landscape Plan](#)
[Attachment 7 - Prunus Caroliniana Bright 'n' Tight](#)
[Attachment 8 - Proposed Elevations](#)
[Attachment 9 - Traffic Study](#)
[Attachment 10 - Exhibit A](#)
[Resolution](#)
[Staff Presentation](#)

10.3* RESIDENCE INN BY MARRIOTT - CONDITIONAL USE PERMIT AND
HILLSIDE DEVELOPMENT PERMIT - 3558 ROUND BARN CIR -
PRJ17-045

BACKGROUND: The proposal includes the construction and operation of a four-story, 114-room hotel. A new 92,100 square foot building would occupy the undeveloped 4.6-acre project parcel. In addition to hotel rooms, the project includes a fitness facility and outdoor amenities, including a pool. One hundred sixteen on-site parking spaces are proposed within a surface parking lot. Construction of the project is contingent upon approval of a Conditional Use Permit, Hillside Development Permit and Design Review.

Gary Broad, Planning Consultant.

Attachments:

[Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location and Neighborhood Context Map](#)

[Attachment 3 - Site Plan](#)

[Attachment 4 - Elevations, Floor Plans, and Sections](#)

[Attachment 5 - Renderings](#)

[Attachment 6 - Landscape Plan](#)

[Attachment 7 - Grading Plan](#)

[Attachment 8 - Project Narrative and Visual Analysis](#)

[Attachment 9 - Slope Analysis](#)

[Attachment 10 - Traffic Study, prepared by W-Trans, dated](#)

[Attachment 11 - Biological Assessment, prepared by Lucy](#)

[Attachment 12 - Climate Action Plan Appendix E New Dev](#)

[Attachment 13 - Improvement Plan for Lot 6 of Fountaingro](#)

[Attachment 14 - February 2017 Concept DR Plans and Mir](#)

[Attachment 15 - October 2016 Concept DR Plans and Mini](#)

[Attachment 16 - Policy Statement for PD 72-001](#)

[Attachment 17 - Public Correspondence](#)

[Resolution 1](#)

[Resolution 1 Exhibit A](#)

[Resolution 2](#)

[Staff Presentation.pdf](#)

[Late Correspondence Residence Inn as of 11.29.pdf](#)

ITEMS HEARD AT OR AFTER 4:00 P.M.

(THE PLANNING COMMISSION MAY RECESS DURING THE EVENING FOR A BRIEF BREAK)

10.4* BKind - EXEMPT PROJECT - CONDITIONAL USE PERMIT - 1128 SONOMA AVE - CUP18-079

BACKGROUND: BKind is a cannabis retail (dispensary) and delivery business proposed in an existing 2,280 square foot medical office building in the Office Commercial zoning district at 1128 Sonoma Ave.

Emmanuel Ursu, Planning Consultant.

Attachments:

[Staff Report](#)

[Attachment 1 - Disclosure Form](#)

[Attachment 2 - Location Map 1128 Sonoma Ave](#)

[Attachment 3 - Neighborhood Context Map](#)

[Attachment 4 - Proximity to schools](#)

[Attachment 5 - Project Narrative](#)

[Attachment 6 - Plans](#)

[Attachment 7 - Trip Generation Study](#)

[Attachment 8 - Odor Mitigation Plan](#)

[Attachment 9 - CC ORD-2017-025](#)

[Attachment 10 - Chapter 20-46 CANNABIS](#)

[Attachment 11 - Chapter 17-16 NOISE](#)

[Attachment 12 - Public Correspondence](#)

[Resolution](#)

[Staff Presentation](#)

[Late Correspondence Bkind as of 11.29](#)

10.5* SONOMA PATIENT GROUP, INC. - CONDITIONAL USE PERMIT - 2265 CLEVELAND AVE - CUP18-046

BACKGROUND: Application for Major Conditional Use Permit for Sonoma Patient Group, Inc., proposing a medicinal and adult use retail cannabis dispensary with delivery services, on-site consumption, and

special events that do not require a special cannabis event permit in an existing 3557 sq.ft. building with addition of 660 sq.ft. screened-in porch on a 16,552 sq.ft. parcel.

Adam Ross, City Planner.

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Vicinity Map](#)
 [Attachment 3 - Neighborhood Context Map](#)
 [Attachment 4 - Project Narrative](#)
 [Attachment 5 - Updated Project Plans dated Received Oct](#)
 [Attachment 6 - Certified Odor Mitigation Plan](#)
 [Attachment 7 - Focused Traffic Study](#)
 [Resolution](#)
 [Exhibit A](#)
 [Staff Presentation](#)
 [Late Correspondence](#)

10.6* RADIANT FARMS, EXEMPT PROJECT - CONDITIONAL USE PERMIT
 - 1821 EMPIRE INDUSTRIAL COURT, SUITE G - CUP18-095

BACKGROUND: Radiant Farms is a cannabis manufacturing facility for medicinal and adult use products, involving both volatile and non-volatile manufacturing processes. The use will occupy a 1,371-square foot space of an existing industrial building, of which approximately 160 square feet will be designated for volatile manufacturing, 375 square feet for non-volatile manufacturing, and the remainder to machine room, walk-in freezer, and other support service areas.

Susie Murray, Senior Planner.

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Neighborhood Context Map](#)
 [Attachment 4 - Project Narrative](#)
 [Attachment 5 - Project Plans](#)
 [Attachment 6 - Odor Mitigation Plan](#)
 [Attachment 7 - CC ORD-2017-025](#)
 [Attachment 8 - Cannabis Applications Citywide](#)
 [Attachment 9 - Zoning Code Chapter 20-46 \(Cannabis\)](#)
 [Attachment 10 - Policy Statement](#)
 [Attachment 11 - Noise Ordinance, City Code Chapter 17-11](#)
 [Attachment 12 - Equipment Specifications](#)
 [Attachment 13 - Public Correspondence](#)
 [Resolution](#)
 [Staff Presentation](#)
 [Late Correspondence](#)

10.7* MONTECITO TOWNHOMES, EXEMPT PROJECT - TENTATIVE MAP
AND CONDITIONAL USE PERMIT - 0 MONTECITO BOULEVARD -
PRJ17-077; CUP17-136; MAJ17-004

BACKGROUND: The project is a request for a tentative map with a residential small lot subdivision conditional use permit to create eight fee simple lots on a vacant 0.5-acre property on which eight attached single-family dwellings (townhouses) are proposed. A shared 25-foot wide driveway easement would provide access to the new dwellings from Montecito Boulevard.

Aaron Hollister, Planning Consultant.

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - General Plan and Zoning Map](#)
 [Attachment 4 - Tentative Map](#)
 [Attachment 5 - Development-Architectural Plans](#)
 [Attachment 6 - Landscape Plans](#)
 [Attachment 7 - Public Comment](#)
 [Resolution 1 - Residential Small Lot CUP](#)
 [Resolution 2 - Tentative Map](#)
 [Resolution 2 Exhibit A](#)
 [Staff Presentation](#)

11. ADJOURNMENT

*Ex parte communication disclosure required.

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

Any supplemental writings or documents regarding an agenda item that are distributed to a majority of the Planning Commission after the posting of this agenda will be available for public inspection in the Office of the Planning and Economic Development Department, City Hall Room 3, during normal business hours and available after the meeting on the internet at santa-rosa.legistar.com