



# City of Santa Rosa

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

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 10, 2019

**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\*** EXPANDING ROOTS DISPENSARY MEDICINAL AND ADULT USE CANNABIS RETAIL (DISPENSARY) AND DELIVERY - CONDITIONAL USE PERMIT - 3499 INDUSTRIAL DR - CUP18-073

BACKGROUND: Major Conditional Use Permit application to allow Cannabis Retail (Dispensary) and Delivery in 1,340 square feet of an existing 9,035 square foot industrial building as part of a Cannabis Microbusiness operation that includes Cultivation (up to 5,000 sq. ft.),

Manufacturing - Level 1 (non-volatile), and Distribution. The project site was previously approved for Cannabis Cultivation, Manufacturing - Level 1 (non-volatile), and Distribution through Planning Commission Resolution No. 11873 dated January 11, 2018.

Andrew Trippel, City Planner.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Vicinity Map](#)  
[Attachment 3 - Neighborhood Context Map](#)  
[Attachment 4 - Project Description](#)  
[Attachment 5 - Plan Set](#)  
[Attachment 6 - Cannabis Subcommittee Review](#)  
[Attachment 7 - Distance to Nearest Schools Map](#)  
[Attachment 8 - Certified Odor Mitigation Plan](#)  
[Attachment 9 - Security Plan](#)  
[Attachment 10 - Focused Traffic Study](#)  
[Attachment 11 - PC Resolution No 11873 Resolution](#)  
[Exhibit A](#)  
[Staff Presentation](#)

**10.2\*** 365 RECREATION CLUB - CONDITIONAL USE PERMIT - 2750 MENDOCINO AVENUE - CUP18-042

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 3,454 square-foot commercial retail building. No changes are proposed to the building's exterior and no physical expansion of the building is proposed. The dispensary and retail 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 Dated 01-9-19](#)  
[Attachment 5 - Odor Control Plan](#)  
[Attachment 6 - Project Plans](#)  
[Attachment 7 - Public Correspondence Resolution](#)  
[Staff Presentation](#)  
[Late Correspondence as of 1.10.19.pdf](#)

**10.3\*** SONOMA GARDENS - CONDITIONAL USE PERMIT - 2074 ARMORY DRIVE - CUP18-071

BACKGROUND: Conditional Use Permit application for Sonoma Gardens, a medical and adult use retail cannabis dispensary in an existing 2,313 square foot commercial space in a 4,616 square foot building on a 10,018 square foot parcel.

Gary Broad, Planning Consultant.

**Attachments:** [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Neighborhood Context Map](#)  
[Attachment 3 - Project Description](#)  
[Attachment 4 - Zoning Map](#)  
[Attachment 5 - General Plan Map](#)  
[Attachment 6 - Distance to Nearest School](#)  
[Attachment 7 - Elevations, Floor Plans, Materials](#)  
[Attachment 8 - Odor Mitigation Plan](#)  
[Attachment 9 - Public Correspondence](#)  
[Attachment 10 - Focused Traffic Study Resolution](#)  
[Staff Presentation](#)

**11. ADJOURNMENT**

## Planning Commission

JANUARY 10, 2019

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\*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.*