



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT MARCH 28, 2019

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

March 14, 2019 - Draft Minutes

Attachments: [March 14 2019 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

10.1 RONCHELLI REZONE, EXEMPT PROJECT - REZONING MAP AMENDMENT - 1250 MENDOCINO AVE - REZ19-002

BACKGROUND: Proposed rezoning of a property partially zoned CG (General Commercial) and R-3-15 (Single-Family Residential) to the CG (General Commercial) zoning district for General Plan consistency, located at 1250 Mendocino Avenue.

Kristinae Toomians, Senior Planner

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - General Plan & Zoning Exhibit](#)
[Attachment 4 - Zoning Code Ch. 20-23 \(Comm. Dists., incl](#)
[Attachment 5 - PD0226 Junior College Neighborhood Zoni](#)
[Resolution](#)
[Staff Presentation](#)

10.2* BELLEVUE RANCH 7 - REZONING, CONDITIONAL USE PERMIT
AND TENTATIVE MAP - 2903 DUTTON MEADOW - MAJ13-002

BACKGROUND: This is a proposal to develop a 5.75-acre lot with 30 single-family dwellings, of which four will include accessory dwelling units. There is one existing structure that will be demolished. Requested actions include adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program; a Recommendation to Council to rezone the subject property from PD to the R-1-6 zoning district; approval of a Conditional Use Permit for a small lot subdivision; and approval of a Tentative Map.

Susie Murray, Senior Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location & Neighborhood Context Map](#)
[Attachment 3 - Tentative Map & Development Plan](#)
[Attachment 4 - Floor Plan 1 & Rendering](#)
[Attachment 5 - Floor Plan 2 & Rendering](#)
[Attachment 6 - Floor Plan 3 & Rendering](#)
[Attachment 7 - Floor Plan 4 & Rendering](#)
[Attachment 8 - MND](#)
[Attachment 9 - MND Appendices](#)
[Attachment 10 - PD 432 Policy Statement](#)
[Attachment 11 - Pending Development Exhibit](#)
[Attachment 12 - Area Circulation Exhibit](#)
[Attachment 13 - Public Correspondence](#)
[Resolution 1 - MND](#)
[Exhibit A](#)
[Resolution 2 - REZ.pdf](#)
[Resolution 3 - CUP](#)
[Resolution 4 - TM](#)
[Exhibit A, MMRP](#)
[Exhibit B, DAC Report](#)
[Staff Presentation](#)
[Late Correspondence as of 3-27-2019](#)
[Late Correspondence as of 3-28-2019](#)

10.3* DOOBIE NIGHTS - CONDITIONAL USE PERMIT - 3011 SANTA ROSA AVE, #A - CUP18-063

BACKGROUND: This is a proposal to operate a 5,280-square foot Cannabis Retail (dispensary) business from an existing commercial building.

Susie Murray, Senior Planner

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location & Buffer Maps](#)
 [Attachment 3 - Project Narrative](#)
 [Attachment 4 - Floor & Site Plans](#)
 [Attachment 5 - Traffic Study](#)
 [Attachment 6 - Odor Mitigation Plan](#)
 [Attachment 7 - Parking Analysis](#)
 [Attachment 8 - Public Correspondence](#)
 [Resolution](#)
 [Staff Presentation](#)
 [Late Correspondence as of 3-28-2019](#)

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.