



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL MAY 9, 2019

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

April 11, 2019 - Draft Minutes.

Attachments: [April 11, 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

5.1 Certificate of Appreciation - Curt Groninga

5.2 Certificate of Appreciation - Casey Edmondson

6. DEPARTMENT REPORTS

7. STATEMENTS OF ABSTENTION BY COMMISSIONERS

8. STUDY SESSION

9. CONSENT ITEMS

- 9.1*** GROVE VILLAGE TIME EXTENSION - ASSESSOR'S PARCEL NOS. 134-042-043, 134-042-017, 134-042-011 (2872 Stony Point Road), 134-042-042 and 134-042-048 (2894 Stony Point Road) - PRJ18-033

BACKGROUND: One-year time extension for the Grove Village

Tentative Map extending the period of time period to record the Final Map to September 22, 2020.

Susie Murray, Senior Planner

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Neighborhood Context Map](#)
 [Attachment 4 - Resolution 11789 with MND](#)
 [Attachment 5 - Mitigation Monitoring & Reporting Program](#)
 [Attachment 6 - Resolutions 11790-11792](#)
 [Attachment 7 - Approved Project Plans](#)
 [Attachment 8 - Approved Tentative Map](#)
 [Attachment 9 - Council Ordinance No. 4077](#)
 [Resolution](#)
 [Exhibit A](#)
 [Staff Presentation](#)

9.2* STONY VILLAGE NORTH TIME EXTENSION - 2729 STONY POINT RD - PRJ18-032

BACKGROUND: One-year time extension for the Stony Village North Tentative Map extending the period of time period to record the Final Map to April 14, 2020.

Susie Murray, Senior Planner

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Neighborhood Context Map](#)
 [Attachment 4 - Resolutions 11756 to 11759](#)
 [Attachment 5 - Approved Tentative Map & Development PI](#)
 [Attachment 6 - Mitigated Negative Declaration](#)
 [Attachment 7 - Mitigation Monitoring and Reporting Progra](#)
 [Attachment 8 - Council Ordinance No. 4064](#)
 [Attachment 9 - Approved Plans](#)
 [Resolution](#)
 [Exhibit A](#)
 [Staff Presentation](#)

10. PUBLIC HEARINGS

10.1* SOTA EXTRACTS, INC. - CONDITIONAL USE PERMIT - 468 YOLANDA AVENUE, SUITE 203 - CUP18-167

BACKGROUND: Conditional Use Permit to occupy an existing 1,856-square-foot tenant space (Suite 203) with volatile commercial cannabis adult use and medicinal manufacturing - Level 2 (Type 7). The application has been filed by, Malcolm Smith, Sota Extracts, Inc.

Kristinae Toomians, 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 – Public Correspondence](#)
 [Attachment 7 – Exhibit A Memo from Engineering](#)
 [Attachment 8 – Odor Plan, by 15000, Inc.](#)
 [Resolution](#)
 [Staff Presentation](#)
 [Late Correspondence as of 5.9.2019](#)

10.2* GUERNEVILLE ROAD HOMES - PLANNING PROJECT - 1665
 GUERNEVILLE RD - PRJ18-089

BACKGROUND: The project includes applications for a Rezoning, Tentative Map, and Conditional Use Permit to: rezone an approximately 1-acre parcel from RR-20 (Rural Residential) to R-3-18 (Multi-Family Residential); subdivide the property into 12 lots; construct 12 attached, single-family dwellings, and three accessory dwelling units.

Kristinae Toomians, Senior Planner

Attachments: [Staff Report](#)
[Attachment 1 – Disclosure Form](#)
[Attachment 2 – Neighborhood Context Map](#)
[Attachment 3 – Site Photos](#)
[Attachment 4 – Tentative Map](#)
[Attachment 5 – Project Plans \(For Reference Only\)](#)
[Attachment 6 - Exhibit A Memo from Engineering](#)
[Resolution 1 - Rezone](#)
[Resolution 2 - CUP](#)
[Resolution 3 - Tentative Parcel Map](#)
[Exhibit A - DAC Report \(Attach Reso 3\)](#)
[Staff Presentation](#)
[Late Correspondence as of 5.6.19](#)
[Late Correspondence 5.8.19](#)

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.