



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - FINAL OCTOBER 24, 2019

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 September 12, 2019 - Draft Minutes.

Attachments: [September 12, 2019 - Draft Minutes.](#)

3.2 September 26, 2019 - Draft Minutes.

Attachments: [September 26, 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* MATANZAS ALLIANCE, LLC (DBA: JUSTICE GROWN CANNABIS DISPENSARY), CONDITIONAL USE PERMIT - 1111 PETALUMA HILL

RD - CUP18-06.

BACKGROUND: Justice Grown Dispensary is a proposed cannabis retail facility (dispensary) including delivery service that will provide cannabis products for both medical and adult use. The dispensary will occupy approximately 7,128 square feet of an existing commercial building.

Presented by Susie Murray, Senior Planner.

Continued from October 10, 2019.

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Statement](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Project Narrative](#)
 [Attachment 4 - Site and Floor Plans](#)
 [Attachment 5 - Traffic Impact Study](#)
 [Attachment 6 - Odor Control Plan and Engineer Certification](#)
 [Attachment 7 - Renderings](#)
 [Attachment 8 - Public Correspondence](#)
 [Resolution](#)
 [Exhibit A](#)
 [Staff Presentation](#)
 [Late Correspondence as of 10.24](#)

10.2* EMERALD ISLE CONDOMINIUMS - PLANNING PROJECT - 0
 THOMAS LAKE HARRIS DR - PRJ19-014

BACKGROUND: The proposed project is an 82-unit condominium development for residents aged 55 and older to be developed, constructed, and managed by Oakmont Senior Living, LLC. Development of the 12.5 acre site includes seven residential buildings, a leasing/recreation building, garages, parking, and common areas.

Presented by Andrew Trippel, City Planner.

Continued from October 10, 2019.

Attachments: [Staff Report](#)
[Attachment 1-Disclosure Form](#)
[Attachment 2-Location Map](#)
[Attachment 3-IS-MND w MMRP](#)
[Attachment 4-Planned Development 72-001](#)
[Attachment 5-Project Description](#)
[Attachment 6-Design Concept](#)
[Attachment 7-Project Plan Set](#)
[Attachment 8-Land Use and Coverage Plan](#)
[Attachment 9-Tentative Map Plan Set](#)
[Attachment 10-Slope analysis with Site Plan](#)
[Attachment 11-Visual Analysis](#)
[Attachment 12-Arborist Report](#)
[Attachment 13-Tree Removal Mitigation Summary](#)
[Attachment 14-Traffic Study](#)
[Attachment 15-Fire Hazard Assessment](#)
[Attachment 16-Emergency Preparedness and Evacuation \(](#)
[Attachment 17 \(revised\)-Public comments thru 10-22-2019](#)
[Resoution 1 - MND](#)
[Exhibit A: MND w MMRP](#)
[Resolution 2 - TM](#)
[Exhibit A: MMRP](#)
[Exhibit B: DAC report \(revised\)](#)
[Resolution 3 - CUP](#)
[Resolution 4 - HDP](#)
[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 (TTY Relay at 711) one week prior to the meeting. Meeting information can also be accessed via the internet at <http://srcity.org>

Planning Commission

- FINAL

OCTOBER 24, 2019

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.