



# City of Santa Rosa

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

## PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT DECEMBER 12, 2019

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

### **1. CALL TO ORDER**

### **2. ROLL CALL**

### **3. APPROVAL OF MINUTES**

3.1 November 14, 2019 - Draft Minutes

**Attachments:** [November 14, 2019 - Draft Minutes.pdf](#)

### **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\*** GIFFEN 2 FLEXMOD - CONDITIONAL USE PERMIT - 2715 GIFFEN AVE - CUP19-083

BACKGROUND: Major Conditional Use Permit to allow a commercial Cannabis Manufacturing - Level 2 (volatile) (Type 7) use in a 480

square-foot FlexMOD unit located adjacent to Building 2 in the Giffen Avenue light industrial park.

Presented by: Andrew Trippel, City Planner

**Attachments:**   [Staff Report](#)  
[Attachment 1-Disclosure Form](#)  
[Attachment 2-Location Map](#)  
[Attachment 3-Project description](#)  
[Attachment 4-Plan set](#)  
[Attachment 5-Certified Odor Mitigation Plan](#)  
[Resolution](#)  
[Exhibit A](#)  
[Staff Presentation](#)  
[Updated Staff Presentation \(12.12.19\)](#)

**10.2\***   GREEN QI, LLC, CONDITIONAL USE PERMIT - 925 PINER RD - CUP18-056

BACKGROUND: The project proposes to operate a Cannabis Microbusiness, including Cannabis Retail (dispensary) selling both medical and adult use products, with delivery service and onsite consumption; Cannabis Manufacturing Level 1 (non-volatile) for which a Zoning Clearance has already been issued; and Cannabis Distribution. The business will operate from an existing 4,185-square foot commercial building located at 925 Piner Road.

Presented by Susie Murray, Senior Planner.

**Attachments:**    [Staff Report](#)  
                              [Attachment 1 - Disclosure Form](#)  
                              [Attachment 2 - Context Maps](#)  
                              [Attachment 3 - Project Narrative](#)  
                              [Attachment 4 - Project Plans](#)  
                              [Attachment 5 - Focused Traffic Study](#)  
                              [Attachment 6 - Odor, Noise & Storage Letter](#)  
                              [Resolution 1 - Conditional Use Permit](#)  
                              [Resolution 1 Exhibit A](#)  
                              [Staff Presentation](#)  
                              [Late Correspondence as of 12.10.19 11am](#)  
                              [Additional Correspondence as of 12.10.19 12pm](#)  
                              [Late Correspondence as of 12.11.19](#)  
                              [Late Correspondence as of 12.12 815am](#)  
                              [Staff Presentation Updated \(12.12.19\)](#)  
                              [Applicant Presentation \(submitted 12.12.19\)](#)  
                              [Late Correspondence as of 12.12.19.](#)

**10.3\***      OLD DOMINION FREIGHT - PLANNING PROJECT - 2960 DUTTON AVE - PRJ18-043

BACKGROUND: Major Zoning Variance for additional outdoor lighting height and Minor Use Permit for a new truck and freight transfer terminal site improvements and a secured yard. The proposed building will be a total of 17,695 sf and will have 34 dock doors on 8.45 acres. The proposed yard will have 224,901 sf of paving for maneuvering and parking of trailers. The yard will have an estimated 8-10 truck trips per day, with 2 line-haul doubles per day. Operation will be 7 days a week.

Presented by: Adam Ross, City Planner

**Attachments:**    [Staff Report](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 2 - Location Map](#)  
[Attachment 3 - Civil Site Plan received March 28, 2019](#)  
[Attachment 4 - Architectural Site Plan received June 20, 2019](#)  
[Attachment 5 - Floor Plan received June 20, 2019](#)  
[Attachment 6 - Elevations received June 20, 2019 \(For Ref\)](#)  
[Attachment 7 - Landscape Plans received June 20, 2019 \(I](#)  
[Attachment 8 - Grading and Drainage Plans received Marc](#)  
[Attachment 9 - Variance Request from Applicant received c](#)  
[Attachment 10 - Amended Variance Request from Applicar](#)  
[Attachment 11 - 16-foot Light Pole Photometrics Exhibit rec](#)  
[Attachment 12 - 16-foot Light Pole Maneuverability Exhibit](#)  
[Attachment 13 - 16-foot Light Pole Photometrics Exhibit wil](#)  
[Attachment 14 - 30-foot Light Pole Photometrics Exhibit wil](#)  
[Attachment 15 - 30-foot Light Pole Photometrics Exhibit rec](#)  
[Attachment 16 - 30-foot Light Pole Maneuverability Exhibit](#)  
[Attachment 17 - 40-foot Light Pole Photometrics Exhibit rec](#)  
[Attachment 18 - 40-foot Light Pole Photometrics Exhibit wil](#)  
[Attachment 19 - Site Lighting Renderings received Septem](#)  
[Attachment 20 - Light Fixture Cut Sheets received June 20](#)  
[Attachment 21- First Addendum dated January 20, 2019](#)  
[Attachment 22 - Second Addendum to the 1999 Initial Stud](#)  
[Resolution 1- Second Addendum to the 1999 IS-MND date](#)  
[Resolution 2 - Zoning Variance](#)  
[Resolution 3 - Minor Use Permit](#)  
[Staff Presentation](#)

## 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**

**DECEMBER 12, 2019**

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*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.*