



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 23, 2020

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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1 December 12, 2019 - Draft Minutes

Attachments: [December 12, 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

9.1 CONSENT ITEM - KERRY RANCH I TENTATIVE MAP EXTENSION -
2181 FRANCISCO AVENUE - PRJ18-079 (EXT18-0066, EXT18-0067)

BACKGROUND: This is a request for a 1-year time extension for the approved Kerry Ranch I Tentative Map, which will extend the expiration dated to December 4, 2020. The approved project will subdivide a 3.95-acre parcel into 25 single-family lots and will construct 25

single-family residences and 12 second-unit dwellings.

PRESENTED BY: Michael Wixon, Contract Planner.

Attachments: [Staff Report](#)
 [Attachment 1 - Disc Form](#)
 [Attachment 2 - Kerry Ranch 1](#)
 [Attachment 3 - General Plan and Zoning Map](#)
 [Attachment 4 - Approved Tentative Map](#)
 [Attachment 5 - Approved Development Plan](#)
 [Attachment 6 - Kerry Ranch IS-MND, dated September 11,](#)
 [Attachment 7 - Kerry Ranch Exhibit A](#)
 [Resolution](#)
 [Exhibit A](#)
 [Exhibit B](#)
 [Presentation](#)
 [Late Correspondence as of 1.23 3:05 pm](#)
 [Consent Agenda Memo \(Late Correspondence\)](#)

9.2 CONSENT ITEM - TERRAZZO AT FOUNTAINGROVE TENTATIVE
MAP EXTENSION - 1601 FOUNTAINGROVE PKWY - PRJ18-051
(EXT18-0049, EXT18-0051, EXT18-0052)

BACKGROUND: This is a request for a 1-year time extension for the approved Terrazzo at Fountaingrove Tentative Map, which will extend the expiration date to September 8, 2020. The approved subdivision would create 19 single family residential lots and one common parcel from a 7.5 acre parcel. The project previously included a Conditional Use Permit allowing a single-family detached and attached residential development with a density of 2.5 units per acre and a Hillside Development Permit

PRESENTED BY: Mike Wixon, Contract Planner.

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Percent Slope Map](#)
[Attachment 4 - Zoning General Plan Map](#)
[Attachment 5 - Project Plan Set 6-26-16 Revised](#)
[Attachment 6 - Initial Study Mitigated Negative Declaration](#)
[Attachment 7 - Project Setback Exhibit](#)
[Attachment 8 - Fountaingrove Ranch Policy Statement](#)
[Attachment 9 - Tentative Map](#)
[Attachment 10 - 11778](#)
[Attachment 11 - 11779](#)
[Attachment 12 - 11780](#)
[Attachment 13 - 11781](#)
[Attachment 14 - 11782](#)
[Resolution](#)
[Presentation](#)

9.3 **CONSENT ITEM - OAK PARK VILLAGE TENTATIVE MAP EXTENSION**
- 1550 RIDLEY AVENUE - PRJ18-084 (EXT18-0068, EXT18-0069,
EXT18-0070)

BACKGROUND: This is a request for a 1-year time extension for the approved Oak Park Village Tentative Map, which will extend the expiration dated to December 8, 2020. The approved Oak Park Village project would subdivide a 0.93-acre area into 8- lots as a small lot subdivision. The project also proposes to construct seven new single-family residences and one second dwelling unit and will retain the existing residential structure located at 1548 Ridley Avenue. One parcel is designated for moderate-income occupants.

PRESENTED BY: Mike Wixon, Planning Consultant.

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Neighborhood Context Map](#)
 [Attachment 4 - Tentative Map](#)
 [Attachment 5 - Elevations & Floor Plans](#)
 [Attachment 6 - Landscape Plan](#)
 [Attachment 7 - PC - Resolution 11800.Density Bonus](#)
 [Attachment 8 - PC - Resolution 11801.Tentative Map w Co](#)
 [Attachment 9 - PC - Resolution 11802.CUP](#)
 [Resolution](#)
 [Exhibit A](#)
 [Presentation](#)

9.4 CONSENT ITEM - DITTY DOWNS TENATIVE MAP EXTENSION -
EXTENSION REQUESTS - 1520 DITTY AVENUE - PRJ17-065 &
EXT18-0059)

BACKGROUND: This is a request for two (2) separate 1-year time extensions for the approved Ditty Downs Tentative Map, which will extend the expiration dated to October 9, 2020. The approved project will subdivide a 0.51-acre parcel into four (4) single-family parcels, keeping two (2) existing single-family homes on Parcels 1 and 2 and constructing two (2) new single-family homes on Parcels 3 and 4.

PRESENTED BY: Mike Wixon, Planning Consultant.

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Forms Ditty Downs](#)
 [Attachment 2 - Project Location Map](#)
 [Attachment 3 - GP - ZONING MAP FOR DITTY DOWNS](#)
 [Attachment 4 - ORIGINAL-Ditty Appvd TM](#)
 [Attachment 5 - CC - Resolution Approve MND 27273](#)
 [Attachment 6 - PC - Resolution 11376.SMALL LOT CUP](#)
 [Attachment 7 - PC - Resolution 11377.TENT MAP](#)
 [Resolution 1](#)
 [Resolution 2](#)
 [Exhibit A \(Resos 1 and 2\)](#)
 [Staff Presentation](#)

10. PUBLIC HEARINGS

10.1* BURBANK AVE SUBDIVISION - CONDITIONAL USE PERMIT - 1400 BURBANK AVE - MAJ19-003 (PRJ19-031)

BACKGROUND: Small lot subdivision to allow for the subdivision of 4 parcels totaling approximately 14.25 acres into 136 lots including: 62 single-family lots, 12 duplexes and 62 multi-family apartments on one parcel. Proposed to be vesting and built in 5 phases.

PRESENTED BY: Adam Ross, City Planner.

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Amended Project Narrative received on 1.9.20](#)
 [Attachment 3 - Tentative Map received 1.9.20](#)
 [Attachment 4 - School Access Exhibit received 12.24.19](#)
 [Attachment 5 - Setback Exhibit received 1.6.20](#)
 [Attachment 6 - Landscape Plans dated received 12.9.19](#)
 [Attachment 7 - Architectural Plans received 12.9.19](#)
 [Attachment 8 - Multifamily Architectural Plans received 12.9.19](#)
 [Attachment 9 - Roseland Area Specific Plan Consistency EIR](#)
 [Attachment 10 - Burbank Ave Subdivision Consistency Map](#)
 [Attachment 11 - Final Traffic Impact Study dated 12.11.19](#)
 [Attachment 12 - Biological Resources Assessment dated 12.11.19](#)
 [Attachment 13 - Wetland Delineation Report dated 8.6.18](#)
 [Attachment 14 - Noise Impact Analysis Report dated 12.18.19](#)
 [Attachment 15 - Air Quality and Greenhouse Gas Emissions Report](#)
 [Attachment 16 - Public Correspondence](#)
 [Resolution](#)
 [Exhibit A](#)
 [Presentation](#)
 [Late Correspondence as of 1.23 1045 am](#)

10.2* NKM ENTERPRISES, INC., Exempt Project - CONDITIONAL USE PERMIT - 468 YOLANDA AVE, #305 - CUP19-119

BACKGROUND: Conditional Use Permit Amendment to expand an approved 3,712-square-foot NKM Enterprises Inc. cannabis microbusiness, with adult and medicinal use retail dispensary, cultivation, non-volatile manufacturing, and distribution, into an adjoining 1,827-square-foot suite.

PRESENTED BY: Kristinae Toomians, Senior Planner.

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Vicinity Map](#)
 [Attachment 3 - Neighborhood Context Map](#)
 [Attachment 4 - Distance to Schools Exhibit](#)
 [Attachment 5 - Project Narrative](#)
 [Attachment 6 - Project Plans](#)
 [Attachment 7 - Odor Control Plan](#)
 [Attachment 8 - Traffic Memo](#)
 [Resolution](#)
 [Exhibit A](#)
 [Presentation](#)

10.3* FXL INC.- CONDITIONAL USE PERMIT - 3415 INDUSTRIAL DR -
 CUP19-042

BACKGROUND: On-site cannabis Manufacturing Level 2 and
Distribution Type 11 business in 6000 sf building. 2,523 sf for Type 7
(Volatile) and 3,477 sf for Type 11 (distribution).

PRESENTED BY: Monet Sheikhal, 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](#)
 [Presentation](#)

11. ADJOURNMENT

*Ex parte communication disclosure required.

Planning Commission

JANUARY 23, 2020

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>

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.