



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JANUARY 14, 2021

DUE TO THE PROVISIONS OF THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20 WHICH SUSPEND CERTAIN REQUIREMENTS OF THE BROWN ACT, AND THE ORDER OF THE HEALTH OFFICER OF THE COUNTY OF SONOMA TO SHELTER IN PLACE TO MINIMIZE THE SPREAD OF COVID-19, THE PLANNING COMMISSION WILL BE PARTICIPATING VIA ZOOM WEBINAR.

MEMBERS OF THE PUBLIC CAN PARTICIPATE IN THE MEETING VIRTUALLY: WWW.ZOOM.US/JOIN - MEETING ID 988 0836 6416 OR BY TOLL FREE TELEPHONE:888-475-4499 AND ENTER MEETING ID: 988 0836 6416; PUBLIC ACCESSING THE MEETING THROUGH THE ZOOM LINK WILL BE ABLE TO PROVIDE PUBLIC COMMENT ON AGENDA ITEMS AT THE TIME AN AGENDA ITEM IS DISCUSSED. ADDITIONAL INFORMATION RELATED TO MEETING PARTICIPATION AND SUBMITTING EMAIL CORRESPONDENCE IS AVAILABLE AT [HTTPS://SRCITY.ORG/PLANNINGCOMMISSION](https://srcity.org/planningcommission)

THE MEETING WILL BE LIVE STREAMED AT [HTTPS://SANTA-ROSA.LEGISTAR.COM/CALENDAR](https://santa-rosa.legistar.com/calendar). CLICK ON THE "IN PROGRESS" LINK TO VIEW. THE MEETING CAN ALSO BE VIEWED ON COMCAST CHANNEL 28 AND AT [HTTPS://WWW.YOUTUBE.COM/CITYOFSANTAROSA](https://www.youtube.com/cityofsantarosa) 4:00 P.M. - REGULAR SESSION (COUNCIL CHAMBER)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**

3.1 November 12, 2020 - Draft Minutes

Attachments: [November 12, 2020 - 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 RESOLUTION - RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA AMENDING THE PLANNING COMMISSION RULES AND REGULATIONS MODIFYING SECTIONS II. ORGANIZATION, III. EXECUTIVE SECRETARY, VI. MEETINGS, AND VII. QUORUM

RECOMMENDATION: It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve the Resolution to amend the Planning Commission Rules and Regulations.

Attachments: [Attachment 1 - Redlined PC Rules and Regs Resolution](#)
[Exhibit A](#)

10. PUBLIC HEARINGS

- 10.1* PUBLIC HEARING - GOOD ONWARD, INC. CANNABIS FACILITY, 3192 JUNIPER AVE, PRJ18-082

BACKGROUND: Major Conditional Use Permit and Major Design Review to allow proposed redevelopment of former Shannon Masonry

Construction storage facilities and staging yard into a commercial Cannabis facility for Cannabis Manufacturing - Level 1 (non-volatile) (Type 6) and Level 2 (volatile) (Type 7), Indoor Cannabis Cultivation and Nursery--20,500 sq. ft. (Type 2A and Type 4), and Cannabis Distribution (Type 11) uses. Project proposes extraction, refrigeration, dry storage, and commercial kitchen in existing site development [5 structures totaling ± 5,100 sq. ft.] and construction of an additional 20,900 sq. ft. warehouse building, including a 5,000 sq. ft. mezzanine, to be used for indoor cultivation and nursery uses.

Presenting Planner: Conor McKay

Attachments:

[Staff Report](#)

[Attachment 1 - Application and Disclosure Form](#)

[Attachment 2 - Location Map](#)

[Attachment 3 - Good Onward, Inc. IS-MND with MMRP](#)

[Attachment 4 - Good Onward, Inc. MMRP Only](#)

[Attachment 5 - Revised Project Description](#)

[Attachment 6 - Project Plan Set](#)

[Attachment 7 - Good Onward, Inc. Cannabis Project Traffic](#)

[Attachment 8 - Certified Odor Control Plan](#)

[Attachment 9 - Public Correspondence](#)

[Resolution 1 - Initial Study and MND](#)

[Resolution 1 - MND Exhibit A](#)

[Resolution 2 - Conditional Use Permit](#)

[Resolution 2 - CUP Exhibit A](#)

[Resolution 2 - CUP Exhibit B](#)

[Staff Presentation](#)

10.2* PUBLIC HEARING - IN-N-OUT BURGER, 2532 SANTA ROSA AVENUE PRJ19-086

BACKGROUND: Operate a 4,000-square foot restaurant with counter ordering and drive through service, and extended hours of operation, at 2532 Santa Rosa Avenue.

Presenting Planner: Susie Murray

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Statement](#)
[Attachment 2 - Location and Neighborhood Context Map](#)
[Attachment 3 - Project Narrative](#)
[Attachment 4 - Project Plans, part 1](#)
[Attachment 5 - Project Plans, part 2](#)
[Attachment 6 - Project Plans, part 3](#)
[Attachment 7 - Traffic Study](#)
[Attachment 8 - Noise and Vibration Analysis](#)
[Attachment 9 - Air Quality & GHG](#)
[Attachment 10 - Supplemental Noise Study](#)
[Attachment 11- Final IS-MND](#)
[Attachment 12 - Final MMRP](#)
[Attachment 13 - Response to Comments](#)
[Attachment 14 - Public Correspondence](#)
[Resolution 1 - MND](#)
[Resolution 1 - Exhibit A](#)
[Resolution 2 - CUP](#)
[Resolution 2 - Exhibit A](#)
[Resolution 2 - Exhibit B](#)
[Staff Presentation](#)
[Applicant Presentation](#)
[Late Correspondence as of 1.13.21 5:33 p.m.](#)

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>

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.