



## City of Santa Rosa

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

### PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT - DRAFT AUGUST 13, 2020

**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: [HTTPS://SRCITY-ORG.ZOOM.US/J/98808366416](https://srcity-org.zoom.us/j/98808366416) OR BY TOLL FREE TELEPHONE: 888-475-4499, THEN 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 PARTICIPATION AND PUBLIC COMMENT 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** July 9, 2020 - Draft Minutes

**Attachments:** [July 9, 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. REPORT ITEMS**

##### **8.1 REPORT - DOWNTOWN STATION AREA SPECIFIC PLAN- ST18-002**

BACKGROUND: The project includes an update of the Downtown Station Area Specific Plan consisting of goals, policies, standards, guidelines, and diagrams to guide the future development of the Planning Area. The Proposed Plan will legally function as a Specific Plan for regulating land use and coordinating the provision of public services and infrastructure.

RECOMMENDATION: To hear a summary presentation of the Draft Downtown Station Area Specific Plan

**Attachments:** [www.plandowntownsr.com](http://www.plandowntownsr.com)  
[Presentation](#)

#### **9. CONSENT ITEMS**

#### **10. PUBLIC HEARINGS**

##### **10.1 PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN SUBSEQUENT ENVIRONMENTAL IMPACT REPORT - ST18-002**

BACKGROUND: The project includes an update of the Downtown Station Area Specific Plan consisting of goals, policies, standards, guidelines, and diagrams to guide the future development of the

Planning Area. The Proposed Plan will legally function as a Specific Plan for regulating land use and coordinating the provision of public services and infrastructure.

Presenter: Amy Lyle, Supervising Planner.

**Attachments:** [Staff Report](#)  
[www.plandowntownsr.com](http://www.plandowntownsr.com)  
[Presentation](#)

**10.2\*** PUBLIC HEARING - SGI SANTA ROSA LLC dba AUTHENTIC 707 - ADULT USE COMMERCIAL CANNABIS RETAIL DISPENSARY (TYPE10) AND DELIVERY - CONDITIONAL USE PERMIT - 3175 RANGE AVE - CUP19-102

BACKGROUND: Conditional Use Permit application to allow an adult use commercial cannabis retail dispensary (Type 10) use within an existing ± 3,500 sq. ft. building, and to include cannabis delivery use. Proposed retail hours of operation are 9:00 AM - 9:00 PM daily. The project also requests a parking reduction of 2 spaces, from fourteen (14) to twelve (12) parking spaces.

Presenter: Mike Wixon, Contract Planner.

**Attachments:**    [Staff Report](#)  
                              [Attachment 1 - Disclosure Form.pdf](#)  
                              [Attachment 2 - Project Location Map.pdf](#)  
                              [Attachment 3 - Neighborhood Context Map.pdf](#)  
                              [Attachment 4 - Project Plan Set.pdf](#)  
                              [Attachment 5 - Project Narrative Plan w Mech Eqpmt Spec](#)  
                              [Attachment 6 - Certified Odor Mitigation Plan.pdf](#)  
                              [Attachment 7 - Traffic Study.pdf](#)  
                              [Attachment 8 - Neighborhood Meeting Summary.pdf](#)  
                              [Attachment 9 - Public Correspondence.pdf](#)  
                              [Attachment 10 - City of Santa Rosa Cannabis Retail Applic](#)  
                              [Attachment 11 - City of Santa Rosa Cannabis Sales Locati](#)  
                              [Resolution](#)  
                              [Exhibit A](#)  
                              [Presentation](#)

**10.3\***      PUBLIC HEARING - STARBUCKS RE-USE, EXEMPT PROJECT -  
                  CONDITIONAL USE PERMIT - 2527 GUERNEVILLE RD - CUP20-010  
                  - ITEM CONTINUANCE REQUESTED

BACKGROUND: This is an application to relocate an existing coffee shop across the shopping center to occupy an approximately 2,400 SF portion an existing 3,404 SF commercial building that was formerly operated as a bank with drive-through service.

Presenter: Conor McKay, City Planner.

NOTE: THIS ITEM IS BEING CONTINUED TO A DATE CERTAIN OF 8.27.2020

**Attachments:**    [Memo to PC re- CUP20-010](#)

**11. ADJOURNMENT**

\*Ex parte communication disclosure required.

**Planning Commission**

**- DRAFT**

**AUGUST 13, 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.*