



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT AUGUST 27, 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: 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 August 13, 2020 - Draft Minutes.

Attachments: [August 13, 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

10. PUBLIC HEARINGS

10.1* PUBLIC HEARING - NORTHERN STANDARD - CONDITIONAL USE PERMIT - 2220 MERCURY WAY - PRJ19-035

BACKGROUND: Conditional Use Permit application for Northern Standard, proposing a cannabis facility with cannabis retail, delivery, non-volatile manufacturing in a new 9,994-square-foot building.

Presenting Planner: Kristinae Toomians

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Description](#)
[Attachment 4 - Project Plans](#)
[Attachment 5 - Odor Control Plan](#)
[Attachment 6 - Traffic Memo](#)
[Staff Presentation](#)
[Resolution](#)
[Exhibit A](#)

10.2* STARBUCKS RE-USE - CONDITIONAL USE PERMIT - 2527
GUERNEVILLE RD - CUP20-010

BACKGROUND: This is an application to relocate an existing coffee shop across the shopping center to occupy approximately 2,400 SF and the drive-through of an existing 3,404 SF commercial building with proposed hours of operation of 4:30 a.m. until no later than 11:00 p.m. Monday-Saturday, and 5:00 a.m. until no later than 11:00 p.m. Sunday.

Presenting Planner: Conor McKay

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - PD Location Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Focused Traffic Study](#)
[Attachment 5 - Plans](#)
[Attachment 6 - MNP98-036 DOWNEY SAVINGS BRANCH](#)
[Attachment 7 - Email from Clement Balser \(7/16/2020\) re.](#)
[Attachment 8 - Project Narrative](#)
[Resolution 1 - CUP20-010](#)
[Exhibit A](#)
[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>

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.