



City of Santa Rosa

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

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT SEPTEMBER 24, 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 27, 2020 - Draft Minutes

Attachments: [August 27, 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 - GREEN QI CANNABIS RETAIL - CONDITIONAL USE PERMIT - 4880 SONOMA HWY - CUP19-055

BACKGROUND: Conditional Use Permit to allow a medical and adult commercial cannabis retail dispensary with on-site consumption and delivery use with in an existing 1,410 square feet commercial building.

Presenting Planner: Monet Sheikhal

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project description](#)
[Attachment 3 - Project description - Revised 9.23.2020](#)
[Attachment 4 - Plan set](#)
[Attachment 4 - Plan set - Revised 9.23.2020](#)
[Attachment 5 - Certified Odor Mitigation Plan](#)
[Attachment 5 - Certified Odor Mitigation Plan - Revised 9.2
Resolution](#)
[Exhibit A](#)
[Presentation](#)
[Late Correspondence as of 9.23.2020](#)
[Late Correspondence as of 9.24.2020](#)

**10.2 PUBLIC HEARING - DOWNTOWN STATION AREA SPECIFIC PLAN,
FINAL SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**

BACKGROUND: Consideration of a Recommendation of Adoption to the City Council of the Downtown Station Area Specific Plan and Final Environmental Impact Report and General Plan Amendments for Consistency.

Presenting Planner: Amy Lyle

Attachments: [Staff Report](#)
[Project Website Link - DSASP Final SEIR](#)
[Attachment 1 - DSASP Amendments and Maps](#)
[Attachment 2 - General Plan Text and Figure Amendments](#)
[Attachment 3 - Public Comments](#)
[Resolution 1 - Environmental Impact Report](#)
[Exhibit A \(reso 1\)](#)
[Exhibit B \(reso1\)](#)
[Resolution 2 - Specific Plan and GPAs](#)
[Exhibit A \(reso 2\)](#)
[Exhibit B \(reso 2\)](#)
[Presentation](#)
[Late Correspondence as of 9.24 10am](#)

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.