



## **City of Santa Rosa**

Zoom Virtual Meeting

### **PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT APRIL 8, 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](http://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 AND ROLL CALL**
- 2. STUDY SESSION**
- 3. APPROVAL OF MINUTES**

**3.1**      March 25, 2021 - Draft Minutes

**Attachments:** [March 25, 2021 - 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. COMMISSION BUSINESS**

##### **5.1 STATEMENT OF PURPOSE**

##### **5.2 SUBDIVISION AND WATERWAY ADVISORY COMMITTEE REPORTS**

##### **5.3 COMMISSIONER REPORTS**

##### **5.4 OTHER (i.e. VICE CHAIR ELECTION, NEW MEMBER INTRODUCTIONS)**

#### **6. DEPARTMENT REPORTS**

#### **7. STATEMENTS OF ABSTENTION BY COMMISSIONERS**

#### **8. CONSENT ITEMS**

#### **9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)**

- 9.1\*** PUBLIC HEARING - SANTA ROSA FARM GROUP CANNABIS CULTIVATION FACILITY, Mitigated Negative Declaration - CONDITIONAL USE PERMIT - 800 YOLANDA AVE - PRJ17-068 (CUP17-123)

**BACKGROUND:** Mitigated Negative Declaration and Major Conditional Use Permit for a proposal to develop a commercial Cannabis facility on a ± 5.5-acre site. Proposed development includes demolition of existing structures and construction of a three-story, ± 116,700 square-foot (sf) industrial building. Proposed cannabis uses include commercial Cultivation (86,050 sf), Manufacturing Level 1 (non-volatile) and Level 2 (volatile) (21,505 sf), and Distribution (Type 11) (8,070 sf), with Testing

laboratory (1,085 sf). The application has been filed by DANNY ABDELMALAK. File No. PRJ17-068

Presenting Planner: Andrew Trippel

**Attachments:** [Staff Report](#)  
[Staff Report-update-04-05-2021](#)  
[Attachment 1 - Disclosure Form](#)  
[Attachment 1 - Disclosure Form-update-04-05-2021](#)  
[Attachment 2 - Vicinity and Neighborhood Context Maps](#)  
[Attachment 3 - Santa Rosa Farm Group IS-MND](#)  
[Attachment 4 - MMRP](#)  
[Attachment 5 - Santa Rosa Farm Group Responses to Cor](#)  
[Attachment 6 - Project Description](#)  
[Attachment 7 - Project Plan Set](#)  
[Attachment 8 - Parking Analysis](#)  
[Attachment 9 - Certified Odor Mitigation Plan](#)  
[Attachment 10 - Tree Preservation and Mitigation Report](#)  
[Attachment 11 - Public Comments](#)  
[Attachment 12 - Entitlement expiration request](#)  
[Attachment 13 - Response to DRB comments](#)  
[Resolution 1 - MND](#)  
[Resolution 1-MND-update-04-05-2021](#)  
[Resolution 1 - Exhibit A](#)  
[Resolution 2 - CUP](#)  
[Resolution 2-CUP-update-04-05-2021](#)  
[Resolution 2 - Exhibit A](#)  
[Resolution 2-Exhibit A-update-04-05-2021](#)  
[Staff Presentation](#)  
[Applicant Presentation](#)  
[Late Correspondence as of 04-07-2021](#)  
[Late Correspondence as of 04-08-2021-11AM](#)

## 10. ADJOURNMENT

\*Ex parte communication disclosure required.

## Planning Commission

**APRIL 8, 2021**

---

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.*