



City of Santa Rosa

Virtual Zoom Meeting

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT JULY 22, 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 AND ROLL CALL**
- 2. STUDY SESSION**

None.

- 3. APPROVAL OF MINUTES**

Planning Commission

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3.1 June 10, 2021 - Draft Minutes.

Attachments: [June 10, 2021 - Draft Minutes](#)

3.2 June 24, 2021 - Draft Minutes.

Attachments: [June 24, 2021 - Draft Minutes](#)

3.3 July 8, 2021 - Draft Minutes.

Attachments: [July 8, 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

None.

9. SCHEDULED ITEMS (REPORT AND PUBLIC HEARING ITEMS)

9.1* PUBLIC HEARING - WARREN RESIDENCE TUBBS FIRE REBUILD
REQUEST FOR SETBACK VARIANCE, Exempt Project - ZONING
CODE VARIANCE - 3523 COFFEY MEADOW PL - ZV20-003

BACKGROUND: This is a request for a Variance to allow the reconstruction of the residential unit lost in the Tubbs/Nuns Firestorm allowing the second story to encroach five feet into the required ten-foot side yard setback.

PROJECT PLANNER: Susie Murray

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Location Map](#)
[Attachment 3 - Project Plans](#)
[Attachment 4 - Photos of new residential structures](#)
[Resolution](#)
[Staff Presentation](#)

9.2* PUBLIC HEARING - GREEN PEN DISPENSARY, Exempt Project -
CONDITIONAL USE PERMIT - 349 AND 353 COLLEGE AVE -
CUP18-080

BACKGROUND: Resubmittal of revised Green Pen Dispensary: Cannabis retail (dispensary) and delivery (State License Type 10) facility within the 2,943 square-foot building at 353 College Avenue, Santa Rosa with parking reduction. The revised Project includes the adjacent property located at 349 1/2 College Avenue, which burned and was demolished in 2020, and is proposed to be a parking lot to add five (5) new parking spaces for the purposes of the dispensary use. The front building located at 349 College Avenue is to remain. The proposed site is zoned GC-H (General Commercial-Historic) and is within the Ridgway Historic Preservation District. The Project qualifies for a Class 1 and 3 categorical exemption under the California Environmental Quality Act (CEQA).

PROJECT PLANNER: Adam Ross

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Vicinity Map](#)
 [Attachment 3 - Project Description](#)
 [Attachment 4 - Site Plan](#)
 [Attachment 5 - Floor Plan](#)
 [Attachment 6 - Parking Exhibit](#)
 [Attachment 7 - Autoturn Exhibit](#)
 [Attachment 8 - Certified Odor Mitigation Plan](#)
 [Attachment 9 - Focused Traffic Study](#)
 [Attachment 10 - Proximity to Schools Map](#)
 [Attachment 11 - Public Correspondence](#)
 [Attachment 12 - Prior Public Correspondence](#)
 [Resolution](#)
 [Exhibit A](#)
 [Staff Presentation](#)

9.3 PUBLIC HEARING - EGGERT REZONE, Exempt Project - REZONING
MAP AMENDMENT - 1434 PETERSON LN - REZ21-001

BACKGROUND: Request to Rezone a residential lot from R-1-9 to
R-1-6 to allow for a future two-lot minor subdivision and the
development of a single-family residence on each lot.

PROJECT PLANNER: Kristinae Toomians

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 – Location Map](#)
[Attachment 3 – General Plan and Zoning Exhibit](#)
[Attachment 4 – Zoning Exhibit](#)
[Attachment 5 – Site Analysis Map](#)
[Attachment 6 – Neighborhood Context Map](#)
[Attachment 7 – Vicinity Map](#)
[Attachment 8 - Parcel Map Waiver Exhibit](#)
[Attachment 9 - Zoning Code Ch. 20-22](#)
[Attachment 10 - Public Correspondence](#)
[Resolution](#)
[Staff Presentation](#)

9.4 PUBLIC HEARING - CITY OF SANTA ROSA - 1225 FULTON RD
REZONING, Exempt Project - REZONING MAP AMENDMENT - 1225
FULTON RD - REZ20-004

BACKGROUND: City-initiated rezoning from PD - Planned Development to RR - Rural Residential to allow a permanent Child Day Care Facility to occupy a former private meeting facility (Church). No new construction is proposed.

PROJECT PLANNER: Kristinae Toomians

Attachments: [Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - General Plan and Zoning Exhibit](#)
[Attachment 3 - Zoning Code Ch. 20-22](#)
[Attachment 4 – PD0318 Policy Statement](#)
[Attachment 5 – Temporary Use Permit approval letter \(CUI](#)
[Attachment 6 - Public Correspondence](#)
[Resolution](#)
[Staff Presentation](#)

10. ADJOURNMENT

Planning Commission

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*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.