



City of Santa Rosa

Virtual Meeting Format

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT AUGUST 12, 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 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 (VIRTUAL MEETING)

- 1. CALL TO ORDER AND ROLL CALL**
- 2. STUDY SESSION**
- 3. APPROVAL OF 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 - ERUDITE DISPENSARY (CANNABIS RETAIL),
CEQA Exempt Project - CONDITIONAL USE PERMIT - 3059 COFFEY
LN - CUP19-056

BACKGROUND: The project proposes to operate a Cannabis Retail facility (dispensary) with delivery service, selling both medical and adult use products, from an existing 3,520-square foot commercial building.

PROJECT PLANNER: Susie Murray

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Project Narrative](#)
 [Attachment 4 - Project Plans](#)
 [Attachment 5 - Site Photos](#)
 [Attachment 6 - Safety & Security Plan](#)
 [Attachment 7 - Odor Mitigation Plan](#)
 [Attachment 8 - Trip Generation Memo](#)
 [Attachment 9 - Safety & Health Assessment](#)
 [Attachment 10 - Letters of Recommendation](#)
 [Attachment 11 - Public Correspondence](#)
 [Resolution](#)
 [Exhibit A](#)
 [Staff Presentation](#)
 [Late Correspondence - Staff Memo - Continuance Request](#)

9.2* PUBLIC HEARING - VALERO GAS STATION, CEQA Exempt Project -
 CONDITIONAL USE PERMIT - 4501 HWY 12 - CUP21-007

BACKGROUND: Conditional Use Permit to allow sale of beer and wine
for off-site consumption at the existing Valero gas station.

PROJECT PLANNER: Monet Sheikhali

Attachments: [Staff Report](#)
 [Attachment 1 - Disclosure Form](#)
 [Attachment 2 - Location Map](#)
 [Attachment 3 - Project Description](#)
 [Attachment 4 - Site Plan](#)
 [Attachment 5 - 1000 ft distance from schools](#)
 [Attachment 6 - Public Comments](#)
 [Resolution](#)
 [Staff Presentation](#)
 [Late Correspondence as of 8.11.2021](#)

9.3 PUBLIC HEARING - DENSITY BONUS ORDINANCE UPDATE

BACKGROUND: On January 1, 2021 State Government Code Section 65915, Density Bonuses and Other Incentives, as amended by Assembly Bill 2345 (Gonzalez, September 28, 2020), took effect and mandated the update of City Zoning Code Chapter 20-31, Density Bonus and Other Developer Incentives regulation to comply with the following new State density bonus provisions: (1) density bonus increased from 35% to 50% above the maximum general plan land use density; (2) 100% lower income housing development is allowed a 100% density bonus consisting of 80% lower income units and 20% moderate income units; (3) the affordable unit set-aside percentage at which developers can earn density bonus and incentives is reduced; (4) developers receiving four incentives are limited to one development standard waiver unless the City authorizes more; (5) maximum parking ratios for certain projects within ½ mile of a major transit stop are reduced further; (6) adjustment to the supplemental density bonus tiers to maintain the current total density that may be allowed at 100%.

PROJECT PLANNER: Andy Gustavson

Attachments: [Staff Report](#)
 [Attachment 1 - Updated Ordinance](#)
 [Attachment 2 - Updated Ordinance Redline](#)
 [Attachment 3 - Letter, CA Dept. of Housing and Community Development](#)
 [Staff Presentation](#)
 [Resolution](#)

10. 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.