



City of Santa Rosa

Virtual Meeting - See Agenda
for Participation Information

PLANNING COMMISSION REGULAR MEETING AGENDA AND SUMMARY REPORT SEPTEMBER 23, 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](https://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)

4:30 P.M. - REGULAR SESSION (VIRTUAL MEETING)

- 1. CALL TO ORDER AND ROLL CALL**
- 2. STUDY SESSION**

Study Session items are items for in-depth discussion and possible direction to staff. No action will be taken.

- 3. APPROVAL OF MINUTES**

3.1 August 12, 2021 - Draft Minutes

Attachments: [August 12, 2021](#)

3.2 September 9, 2021 - Draft Minutes

Attachments: [September 9, 2021 - Draft Minutes.pdf](#)

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),
EXEMPT FROM CEQA - CONDITIONAL USE PERMIT - 3059
COFFEY LANE - 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 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 - Traffic Study](#)
[Attachment 9 - Safety & Health Assessment Report](#)
[Attachment 10 - Letters of Recommendation](#)
[Attachment 11 - Public Correspondence](#)
[Resolution](#)
[Exhibit A](#)
[Staff Presentation](#)
[Late Correspondence as of 9.23.2021 2 p.m.](#)

9.2* PUBLIC HEARING - OLD SCHOOL CANNABIS, CEQA Exempt Project
- CONDITIONAL USE PERMIT - 100 SEBASTOPOL RD - CUP21-027 -
CONTINUED FROM SEPTEMBER 9TH, 2021

SPANISH TRANSLATION SERVICES ARE AVAILABLE AT THE
MEETING

BACKGROUND: Conditional Use Permit to allow a cannabis facility within an existing building. The following cannabis-related uses are proposed: 2,350-square-feet of retail with delivery and onsite consumption; 17,120-square-feet for cultivation; 870-square-feet for distribution; 500-square-feet of volatile manufacturing.

PROJECT PLANNER: Kristinae Toomians

Attachments: [Staff Report](#)
[Attachment 1 - Disclosure Form](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Neighborhood Context Map](#)
[Attachment 4 - Project Narrative](#)
[Attachment 5 - Project Plans](#)
[Attachment 6 - Odor Control Plan](#)
[Attachment 8 - Good Neighbor Policy Resolution](#)
[Exhibit A](#)
[Staff Presentation](#)
[Staff Presentation as of 9.23.2021](#)
[Applicant Presentation](#)
[Applicant Presentation as of 9.23.2021](#)
[Late Correspondence as of 9.23.2021 2:16 p.m.](#)

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 online at <https://santa-rosa.legistar.com/Calendar.aspx>