

CITY OF SANTA ROSA
DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT FOR PLANNING COMMISSION
October 22, 2020

PROJECT TITLE

Coffee Shop with Drive-Through

ADDRESS/LOCATION

4620 Highway 12

ASSESSOR'S PARCEL NUMBER

032-190-029

APPLICATION DATE

March 4, 2020

REQUESTED ENTITLEMENTS

Zoning Text Amendment to amend
Planned Development (PD) 403, Major
Conditional Use Permit (CUP) to amend
an approved CUP, and Minor CUP for
extended hours of operation

PROJECT SITE ZONING

Planned Development (PD) 403

PROJECT PLANNER

Conor McKay

APPLICANT

Blackpoint Properties LLC

PROPERTY OWNER

U.S. Bank National Association

FILE NUMBER

PRJ20-006 (CUP20-009, CUP20-031,
REZ20-003)

APPLICATION COMPLETION DATE

July 14, 2020

FURTHER ACTIONS REQUIRED

Zoning Text Amendment

GENERAL PLAN DESIGNATION

Office

RECOMMENDATION

Approval

Agenda Item #10.1
For Planning Commission Meeting of: October 22, 2020

CITY OF SANTA ROSA
PLANNING COMMISSION

TO: CHAIR CISCO AND MEMBERS OF THE COMMISSION

FROM: CONOR MCKAY, CITY PLANNER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

SUBJECT: STARBUCKS RE-USE WITH DRIVE-THROUGH

AGENDA ACTION: RESOLUTIONS RECOMMENDING APPROVAL TO THE CITY COUNCIL

RECOMMENDATION

The Planning and Economic Development Department recommends that the Planning Commission, by two resolutions: (1) recommend approval of a zoning text amendment to modify an existing Planned Development policy statement, and (2) approve an amendment to an approved conditional use permit to allow a restaurant, café, coffee shop—Counter ordering with Drive-through accessory service, and approve a Minor conditional use permit for extended hours of operation for the parcel located at 4620 Highway 12, APN 032-190-029.

EXECUTIVE SUMMARY

The proposal includes a zoning text amendment and an amendment to an existing Conditional Use Permit (CUP) to allow for a Starbucks business with a drive-through in eastern Santa Rosa. The project site's current zoning, Planned Development Policy Statement 403 (PD 0403) and approved CUP allow for the operation of a retail bank facility with a drive-through ATM. The project site's current zoning does not allow for the operation of a coffee shop with drive-through. This zoning text amendment and amendment to the approved CUP would result in the operation of a coffee shop with drive-through retail at the site of a former US Bank retail banking facility with drive-through ATM. The proposed use would occupy 2,200 square feet of the 3,759 square foot facility, and the remainder would remain unoccupied. The proposed hours of operation are 4:30 a.m. to no later than 11:00 p.m. daily, which requires the approval of a minor Conditional Use Permit for extended hours.

BACKGROUND

1. Project Description

The applicant proposes a zoning text amendment to add “Coffee Shop – Counter Ordering” to the list of conditionally approved uses in the PD 403 policy statement. Included is a proposal to amend the existing Conditional Use Permit to operate a coffee shop with counter ordering and accessory drive through facility at the site where a bank with drive through ATM previously operated. The building to be a single-tenant occupancy. The coffee shop would occupy no more than 2,200 SF of the existing 3,759 SF building, and the remainder of the space would be left vacant in a Code compliant condition. Proposed hours of operation are 4:30 a.m. until no later than 11:00 p.m. daily.

PD 403 was adopted to regulate the land uses at five separate and adjacent parcels, identified as Parcels A-F. Parcels A-C allow drive-through facilities as accessory uses subject to CUP approval. Cafes and coffee shops are allowed on Parcels E-F subject to CUP approval. The proposed project would amend the PD policy statement to include “Coffee Shop – Counter Ordering” as an allowable use at Parcel B subject to CUP approval. The existing approved Conditional Use Permit allows for a retail banking facility with drive-through ATM. The proposed project would amend the approved CUP to allow the operation of a coffee shop with retail drive-through service.

2. Surrounding Land Uses

The proposed site is immediately adjacent to an office building consisting of cosmetic surgery and spa treatment services to the south, and multi-family development to the east. A drug store and pharmacy with drive-through is located immediately west of the proposed site. Across Highway 12 to the north are single-family detached and duplex residential developments.

Northwest: HWY 12, Medium Density Residential

Southwest: Retail and Business Services (commercial)

Southeast: Office (cosmetic surgery and spa)

West: HWY 12, Medium Density Residential

3. Existing Land Use – Project Site

The subject site is currently developed for use as retail banking, including walk-in and drive-through ATM services.

4. Project History

In January 1999, the Mission Arbors Rite Aid/DSL project was approved which included rezoning from U (Vacant) to C-1-PD (Retail, equivalent to Neighborhood Commercial in the current Zoning Code), Design Review, and a CUP for the

construction and operation of a new 3,600 SF bank building with drive-through service at the subject site.

In July 1999, the policy statement for PD 0403 was adopted which establishes land use and development standards for the five parcels within the PD.

On March 2, 2020, the Planning and Economic Development Department received the Starbucks Re-use application as a re-zoning and a minor Conditional Use Permit.

On July 14, 2020, the Planning and Economic Development Department received the re-submission of the Starbucks Re-use application as a re-zoning and an amendment to an approved major Conditional Use Permit.

On August 19, a Neighborhood Meeting was held which had no attendees.

On September 10, 2020, an updated Focused Traffic Study was submitted to include queuing analysis results.

On September 24, 2020, the final plans and design package were submitted and the application was deemed complete.

On September 25, a Notice of Application was sent to residents and owners within 600 feet of the proposed project site.

ANALYSIS

1. Santa Rosa General Plan 2035

The General Plan land use designation for the site is Office. The Office land use designation provides sites for administrative, financial, business, professional, medical, and public offices.

The following General Plan goals and policies are applicable to the project:

LAND USE AND LIVABILITY

- | | |
|---------|---|
| LUL-E-1 | Promote livable neighborhoods by requiring compliance with green building programs to ensure that new construction meets high standards of energy efficiency and sustainable material use. Ensure that everyday shopping, park and recreation facilities, and schools are within easy walking distance of most residents. |
| LUL-I | Maintain vibrant, convenient, and attractive commercial centers. |
| LUL-I-1 | Provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele. |
| LUL-J | Maintain the economic vitality of business parks and offices, and Santa Rosa's role as regional employment center. |

- LUL-J-1 Maintain an adequate supply of employment centers in a variety of locations and settings to ensure the city's continued economic vitality.
- LUL-J-3 Allow limited support retail and business services – such as cafes, delis, and dry-cleaners – where the land use classification on the General Plan Land Use Diagram is Office or Business Park.

ECONOMIC VITALITY

- EV-C Promote new retail and higher density uses along the City's regional and arterial corridors.

URBAN DESIGN

- UD A-12 Promote green building design and low impact development projects.
- UD-C Enhance and strengthen the visual quality of major entry routes into the city, as well as major corridors that link neighborhoods with downtown.
- UD-C-1 Enhance the appearance of the city's major entries through special design criteria and streetscape improvements.
- UD-D-5 Provide planting strips with large canopy trees between the road and sidewalk to buffer pedestrians from traffic and help define the street space along commercial streets. Install pedestrian amenities in the planting strip such as:
- Street lighting
 - Seating
 - Bus stop shelters
 - Bicycle racks
 - Mail boxes
- UD-F-4 Provide visual interest in building, site, and landscape design that avoids the sense of a monotonous tract development.

While the description of the Office General Plan Land Use (GPLU) Designation does not include retail activities, Policy LUL-J-3 as identified above calls for the allowance of limited support retail and business services such as cafes and delis where the GPLU is Office. This is to prevent "office islands" by locating retail uses nearby office uses in order to serve the employees and visitors of those offices. Staff has determined this use to be consistent with the General Plan in that it proposes the operation of a coffee shop with drive-through retail near office uses. The proposed use would assist in maintaining the economic viability of the area and provide a viable commercial service while ensuring compatibility with and providing a convenient retail option for the nearby office and residential uses.

2. Zoning

The site is within Planned Development (PD) 0403, which identifies the subject parcel as a site where professional offices, services of all types, banks, and financial institutions are principle permitted uses. The conditionally permitted uses are drive-through facilities accessory to permitted uses, day-care centers, medical offices, clinics, office/residential mixed-use buildings, and parking lots. The zoning designation identified in the Policy Statement for the PD is C-1-PD, which is equivalent to Neighborhood Commercial (CN) in the modern Zoning Code. A drive-through retail use is permitted in the CN district subject to CUP approval. The proposed re-zoning would add “Coffee Shop – Counter Ordering” to the list of conditionally approved uses listed in PD 0403, which would result in compliance with the Zoning Code.

Surrounding properties are zoned:

- North: R-3-15 (Multi-family Residential)
- South: C-1-PD (Prescription pharmacies; Retail stores and shops conducted wholly within a building not to exceed 20,000 square feet, including drug stores; but not including secondhand stores, convenience stores, liquor stores, or taverns)
- East: R-3-15-PD (Multi-family residential)
- West: R-3-18 (Multi-family residential)

Parking – Zoning Code Chapter 20-36 establishes that when a building’s use changes to a new use without enlarging the space in which the use is located, there shall be no additional parking required for the new use, except that the new use shall comply with current ADA standards for parking, provided that any deficiency in parking is no more than 10 spaces or a 25% overall reduction from standard parking requirements, whichever is greater [§ 20-36.040(C)(2)]. Zoning Code 20-36 also establishes that shopping centers shall maintain a uniform parking ratio accounting for retail space as a whole, regardless of individual uses listed in Table 3-4 (Auto and Bicycle Parking Requirements by Land Use Type). Finally, Zoning Code Section 20-36 states that parking requirements for a drive-through shall be determined by CUP.

The PD document establishes a parking ratio for the “Mission Arbors Neighborhood Commercial” area based on the shopping center land use, which is one space per 250 sf of gross leasable area. The development includes approximately 29,000 sf of gross leasable area, which would require 115 parking spaces. The development currently contains approximately 109 spaces. The difference of six required parking spaces would constitute a 5% parking reduction, which would comply with Zoning Code 20-36 in that the parking reduction is less than 10 spaces or 25% of required parking; the subject structure was legal when it was originally constructed, but changes in the Zoning Code or the applicable zoning district development standards caused the structure to

become legal nonconforming; the minor adjustment would not pose a serious hazard to the public health or safety of persons residing on or adjacent to the subject parcel; and the proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Drive-through Retail and Service Facilities – At this location, a new retail drive-through facility requires an amendment to the PD and an amendment to the approved CUP. This project is considered a new drive-through due to the distinction made by Zoning Code Section 20-70.020 (Definitions of specialized terms and phrases) between “drive-through sales” and “drive-through service” facilities. Per Zoning Code Section 20-42.060, the following standards apply:

- Drive-through aisles shall have a minimum 20-foot radius at curves and a minimum width of 12 feet.
- Each entrance to an aisle and the direction of traffic flow shall be clearly designated by signs and pavement markings.
- Each drive-through aisle shall be separated from the circulation routes necessary for ingress or egress from the property, or access to a parking space.
- The adequacy of vehicle queuing capacity of the drive-through facility and the design and location of the ordering and pickup facilities shall be determined by the review authority.
- Each drive-through aisle shall be appropriately screened with a combination of landscaping, low walls, and/or berms to prevent headlight glare from impacting adjacent streets and parking facilities.

Extended Hours of Operation – The applicant is requesting extended hours of operation in order to operate from 4:30 a.m. until no later than 11:00 p.m. Monday-Saturday, and 5:00 a.m. until no later than 11:00 p.m. Standard hours of operation are 6:00 am until 11:00 p.m. The proposed hours of operation require the approval of a minor CUP for extended hours pursuant to Zoning Code Section 20-23.030.

Required Findings (as shown on the draft resolution)

Decisions on conditional use permits are based on the six discretionary standards found in Zoning Code Section 20-.52.050(F). Applicable conditional use permit standards for the proposed use with extended hours of operation followed by a staff analysis of the project’s compliance with the standards is as follows:

A. The proposed Project would be allowed in the PD 403 Planned

Development Zoning District and complies with all other applicable provisions of this Zoning Code and the City Code.

The zoning designation identified in the Policy Statement for the PD is C-1-PD, which is equivalent to Neighborhood Commercial (CN) in the modern Zoning Code. A drive-through retail use is permitted in the CN district subject to CUP approval. With the approval of the re-zoning, the PD 403 language would be modified to include “Coffee Shop – Counter Ordering” to the list of conditionally approved uses which would result in compliance with the Zoning Code. The proposed extended hours of operation is permitted subject to minor CUP approval. The project would comply with all other applicable requirements of the Zoning Code and City Code.

B. The proposed Project is consistent with the General Plan land use designation of Office, which is applied to areas that are intended for administrative, financial, business, professional, medical, and public offices.

The proposed use is consistent with the General Plan in that Policy LUL-J-3 encourages limited retail and business services in that it would consist of retail use in a GPLU of Office and would serve employees and clients of nearby office uses. The proposed extended hours of operation would further serve to maintain the economic vitality of this business and office park.

C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity.

The proposed site consists of an existing drive-through facility, the re-use of which would not result in changes to traffic ingress or egress routes. The increased number of daily trips is not anticipated to result in impacts to the local and regional circulation system as indicated in the Traffic Study. The parking lot and on-site circulation would not be affected by the proposed re-use. The project would also comply with the City’s Noise Ordinance. The surrounding office and residential land uses would be conveniently served by the proposed retail use with drive-through and extended hours of operation.

D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

The Project plans and associated documentation demonstrate compliance with all design and operational standards as specified in Zoning Code Chapter 20-42, and the subject site is within a fully developed area consisting of retail and office uses. Traffic ingress and egress routes would not be changed from the originally approved use as a result of the project. Queuing analysis indicates that eleven cars can queue into the drive-through without

interrupting site flow or parking. The queuing of cars is not anticipated to exceed the stacking space. The 95th percentile queue during peak operation is ten vehicles, which is one less than the queuing capacity. Therefore, the likelihood the queue would exceed capacity is less than 5%. The utilities currently serving the Project site would be sufficient in serving the proposed use with extended hours of operation. The existing parking in the Mission Arbors development would be sufficient in serving the proposed use based on review of existing parking capacity and historical aerial imagery.

E. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located.

The proposed use would result in the occupancy of an existing building. A traffic study was prepared which indicates impacts to the local circulation network would be less than significant and includes a queuing analysis that indicates a less than 5% chance of the existing queuing capacity being exceeded. The project would also be conditioned to comply with the City's Noise Ordinance.

The proposed use would comply with all applicable standards of the Bay Area Air Quality Management District and the City's Climate Action Plan (CAP). The proposed project would result in the generation of GHG emissions during construction and operation, however the project follows CAP guidance and meets all applicable check list items.

The CAP follows both the State CEQA Guidelines and BAAQMD's guidelines by incorporating the standard elements of a Qualified GHG Reduction Strategy. Standard elements of a Qualified GHG Reduction Strategy include measures or a group of measures (including performance standards) that demonstrates with substantial evidence that, if implemented on a project-by-project basis, these measures would collectively achieve specified emissions levels. The GHG reduction measures included in the CAP demonstrate the City's ability to reach a GHG reduction target of 25% below 1990 levels, by year 2020. Emissions reductions contained in the CAP were also quantified for three other years: 2010, 2015 and 2035. Emissions reductions for 2010 demonstrated the emissions reduction progress that the City had already made by implementing measures of the CAP, while the 2015, 2020 and 2035 emissions reductions indicated the potential reductions that will be achieved by implementation of these measures over the next several years.

The BAAQMD's identified thresholds of significance for GHGs associated with land use development projects (i.e., the project) through the year 2020 are:

- annual emissions less than 1,100 metric tons per year (MT/yr) of CO₂e, or
- annual emissions of 4.6 MT CO₂e/service population/yr (residents + employees), or

- compliance with a qualified GHG Reduction Strategy

The BAAQMD has not yet updated their recommended GHG emissions thresholds to address target reductions past year 2020. However, consistent with current State directives (AB 32 and AB 398), the updated target is expected to require an additional 40% reduction in GHG emissions by year 2030. Applied to the BAAQMD 2020 service population threshold, this would equate to standard of 2.8 metric tons carbon dioxide equivalent (MTCO₂e) per year per service population, by year 2030. The Santa Rosa CAP calculated GHG emissions reductions with implementation of the CAP not just for comparison to the 2020 targets but also out to year 2035, to be consistent with the planning horizon of the General Plan. As summarized on page ES-7 of the CAP, implementation of the measures of the Santa Rosa CAP are expected to decrease GHG emissions to 2.3 MTCO₂e per person per year by year 2035. While this timeframe is five years after an assumed 2030 target threshold, the CAP notes that a reduction to 2.9 MTCO₂e per person per year in 2020, and with assumed steady reductions over time, it can be concluded that emissions would be below 2.8 MTCO₂e per person per year (or a 40% reduction below 2020 thresholds) by year 2030.

The Santa Rosa CAP demonstrates that it would meet the anticipated State 2030 GHG emissions reductions targets. Because the project can demonstrate consistency with the Santa Rosa CAP, its impacts related to GHG emission by year 2030 are considered to be less than significant and fully consistent with State GHG emissions reduction requirements, with no need to quantify project-specific emissions. This is consistent with BAAQMD guidelines related to the analysis of projects under the 2020 GHG emissions reduction targets, as applied to the updated 2030 targets.

F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Refer to the Environmental Review section of this report for further discussion.

Decisions on Zoning Code amendments are based on the four discretionary standards found in Zoning Code Section 20-64.050(B). Applicable Zoning Code Amendment standards followed by a staff analysis of the project's compliance with the standards is as follows:

A. The proposed amendment is consistent with the goals and policies of all elements of the General Plan, and any applicable specific plan.

The proposed amendment is consistent with the Santa Rosa General Plan 2035 in that Policy LUL-J-3 allows limited supporting retail and business services such as cafes and delis where the GPLU is Office. The proposed amendment would support the operation of a coffee shop with drive-through in a GPLU of Office.

B. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The Project plans and associated documentation demonstrate compliance with all design and operational standards as specified in Zoning Code Chapter 20-42, and the subject site is within a fully developed area consisting of retail and office uses. The surrounding office and residential land uses would be conveniently served by the proposed retail use with drive-through. Traffic ingress and egress routes would not be changed from the originally approved use as a result of the project. The parking lot and on-site circulation would not be affected by the project. Queuing analysis indicates that eleven cars can queue into the drive-through without interrupting site flow or parking. The 95th percentile queue during peak operation is ten vehicles, which is one less than the queuing capacity. Therefore, the likelihood the queue would exceed capacity is less than 5%. The utilities currently serving the Project site would be sufficient in serving the proposed use. The project would also be conditioned to comply with the City's Noise Ordinance. Air Quality impacts would be less than significant accounting for compliance with BAAQMD and CAP provisions.

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Refer to the Environmental Review section of this report for further discussion.

D. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The PD Policy Statement allows for retail and business services uses on the other parcels in the PD as permitted uses. The proposed amendment would be internally consistent with other applicable provisions of PD 403 in that a drive-through facility accessory to a permitted use is already conditionally permitted at this parcel, and project characteristics would comply with other provisions of PD 403 such as building height, setbacks, maximum lot coverage, and parking.

3. Design Guidelines

Not applicable. No major exterior modifications are proposed as part of this Project (minor HVAC upgrades, trash enclosure improvements, drive-through window modifications). Minor exterior modifications are subject to Director-level design review at the time of building permit submittal.

4. Historic Preservation Review Standards

Not applicable.

5. Public Comments

A neighbor submitted a comment in opposition of the proposed project, citing engines idling contributing to air pollution, global warming, and the climate crisis. Additionally, this neighbor believes the project would contribute to an existing traffic congestion problem in this area.

Another neighbor submitted a comment identifying their concern about the noise generated at the proposed project site.

Staff Response:

The project will comply with all applicable BAAQMD and CAP standards related to air quality impacts, which would result in less than significant air quality and GHG impacts. A Traffic Study was prepared in accordance with OPR Technical Advisory guidelines which concludes that 23 new trips would be generated during the morning peak hour and two fewer trips would be generated during the evening peak hour compared to the previous use. The Traffic Study was reviewed and approved by the City's Traffic and Public Works Department. The Project would also comply with the City's Noise Ordinance, which would result in less than significant noise impacts.

6. Public Improvements/On-Site Improvements

No public improvements are required. The applicant would keep the project frontage vehicular site distance clear of overgrown vegetation and maintain vegetation heights of less than three feet or more than seven feet.

Environmental Review

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

The proposed project qualifies for exemption from review under a Class 32 Infill Development exemption under Section 15332.

- The project is consistent with the GPLU designation of Office in that Policy LUL-J-3 allows limited supporting retail and business services such as cafes and delis where the GPLU is Office. The PD 403 Policy Statement designates this parcel as C-1-PD, which is equivalent to Neighborhood Commercial (CN) in the modern Zoning Code. The proposed Zoning Text Amendment would modify the Policy Statement to include "Coffee Shop – Counter Ordering" to the list of conditionally permitted uses at the subject parcel. An accessory drive-through retail sales use is permitted in PD 403 and CN districts subject to CUP approval.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

- The project site has no value as habitat for endangered, rare or threatened species in that the site is fully developed for previous use as a bank facility.
- Approval of the project would not result in any significant effects relating to traffic. A Focused Traffic Study conducted by W-Trans, dated September 10, 2020, concluded that 23 new trips would be generated during the morning peak hour and two fewer trips would be generated during the evening peak hour compared to the previous use. The study also concluded that impacts to Vehicle Miles Traveled (VMT) would be less than significant due to the project's local-serving nature.
- Approval of the project would not result in any significant impacts relating to noise, in that the project has been conditioned to comply with the City's Noise Ordinance (City Code Chapter 17-16).
- Approval of the project would not result in any significant impacts relating to air quality in that the Bay Area Air Quality Management District (BAAQMD) outlines an operation-related criteria air pollutant screening level of 6,000 square feet for "fast food restaurant with drive through" land use types. The proposed use would occupy 2,200 square feet of a 3,759 square foot building, which is under the threshold of 6,000 square feet. Additionally, the project would comply with all applicable provisions of the City's Climate Action Plan as discussed above. Therefore, air quality impacts would be less than significant.
- Approval of the project would not result in any significant impacts relating to water quality. The project was reviewed by the City's Engineering Development Services Division and Water Department and it was determined that less than significant impacts to water quality would occur. The proposed project would maintain existing on- and off-site drainage and would not impact Santa Rosa Creek, which is located approximately 330 feet to the southeast of the project site. Additionally, there is adequate water service at the project location.
- No exceptions to the exemption apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines Section 15300.2.).

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

The project was noticed as a public hearing per the requirements of Chapter 20-66 of the City Code. Notification of this public hearing was provided by posting an on-site sign, publishing notice in a newspaper of general circulation, mailed notice to surrounding property owners, electronic notice to parties that had expressed interest in projects taking place in this geographic area of Santa Rosa, and bulletin board postings at City Hall and on the City website. Pursuant to Government Code Section 65091, where necessary, the City has incorporated notice procedures to the blind, aged, and

disabled communities. These procedures include audio amplifier/assistive listening device support at public meetings, closed captioning, and optical character recognition conversion of electronic notices.

ISSUES

There are no unresolved issues remaining with the project as conditioned.

ATTACHMENTS

Attachment 1 – Indemnification and Disclosure Forms

Attachment 2 – Location Map

Attachment 3 – Project Narrative

Attachment 4 – Revised Project Plan Set dated 8-20-2020

Attachment 5 – Focused Traffic Study dated 9-10-2020 prepared by W-Trans

Attachment 6 – Climate Action Plan (CAP) Checklist and discussion

Attachment 7 – Public Correspondence and Neighborhood Meeting Notes

Attachment 8 – MJP98-053 (Mission Arbors CUP)

Attachment 9 – Planned Development (PD) 403

Resolution 1 – Rezone

Resolution 2 – Conditional Use Permit

Exhibit “A”

CONTACT

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