City of Santa Rosa

Roseland Enterprise LLC

Conditional Use Permit

File No. CUP22-025

460 Timothy Road

January 12, 2023

Monet Sheikhali, Senior Planner
Planning and Economic Development

Project Description

The applicant proposes to operate a Commercial Cannabis microbusiness facility within a 14,949-square-foot industrial building.

- 10,610 square feet cultivation
- 252 square feet manufacturing (non-volatile)
- 395 square feet distribution

City of Santa Rosa

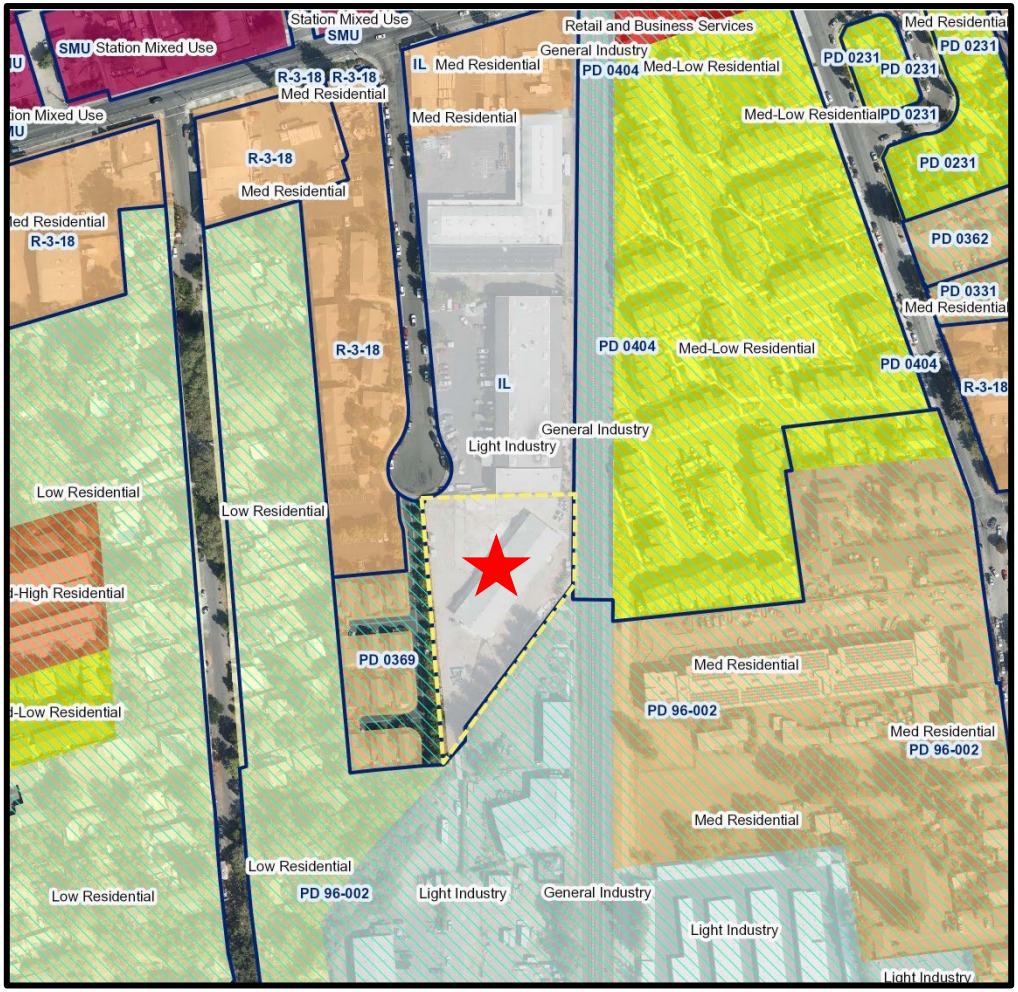
460 Timothy Rd
Neighborhood Context Map

City of Santa Rosa

460 Timothy Rd
Neighborhood Context Map

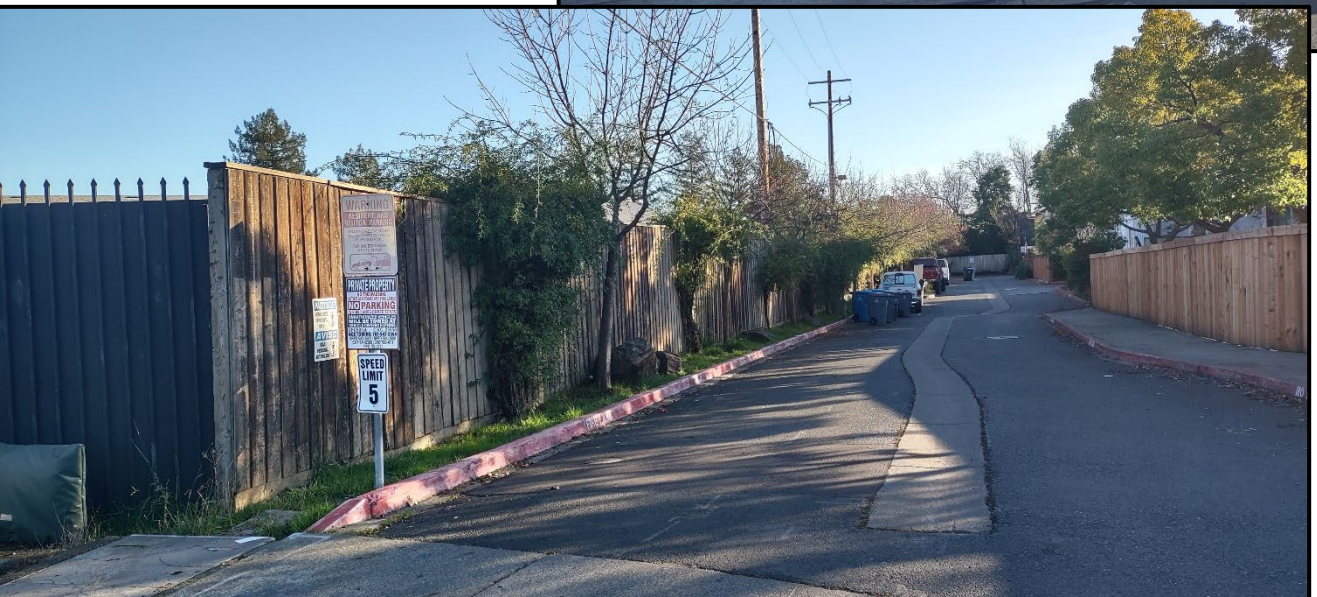
General Plan & Zoning

Zone: IL – Light Industrial
General Plan: Light Industry



Current Site

Front Gate



Side Fence

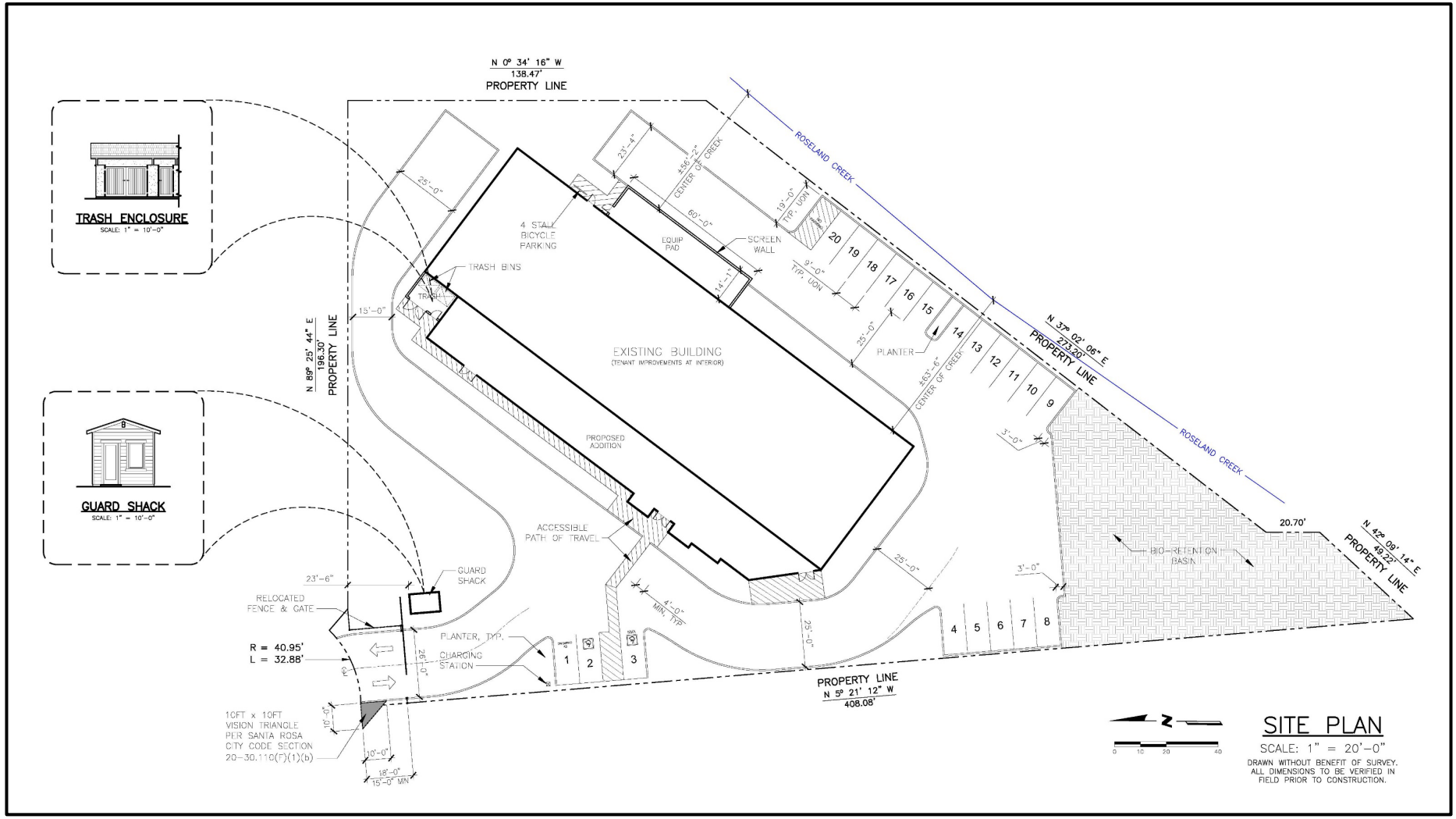
City of Santa Rosa

Current Site

Project History

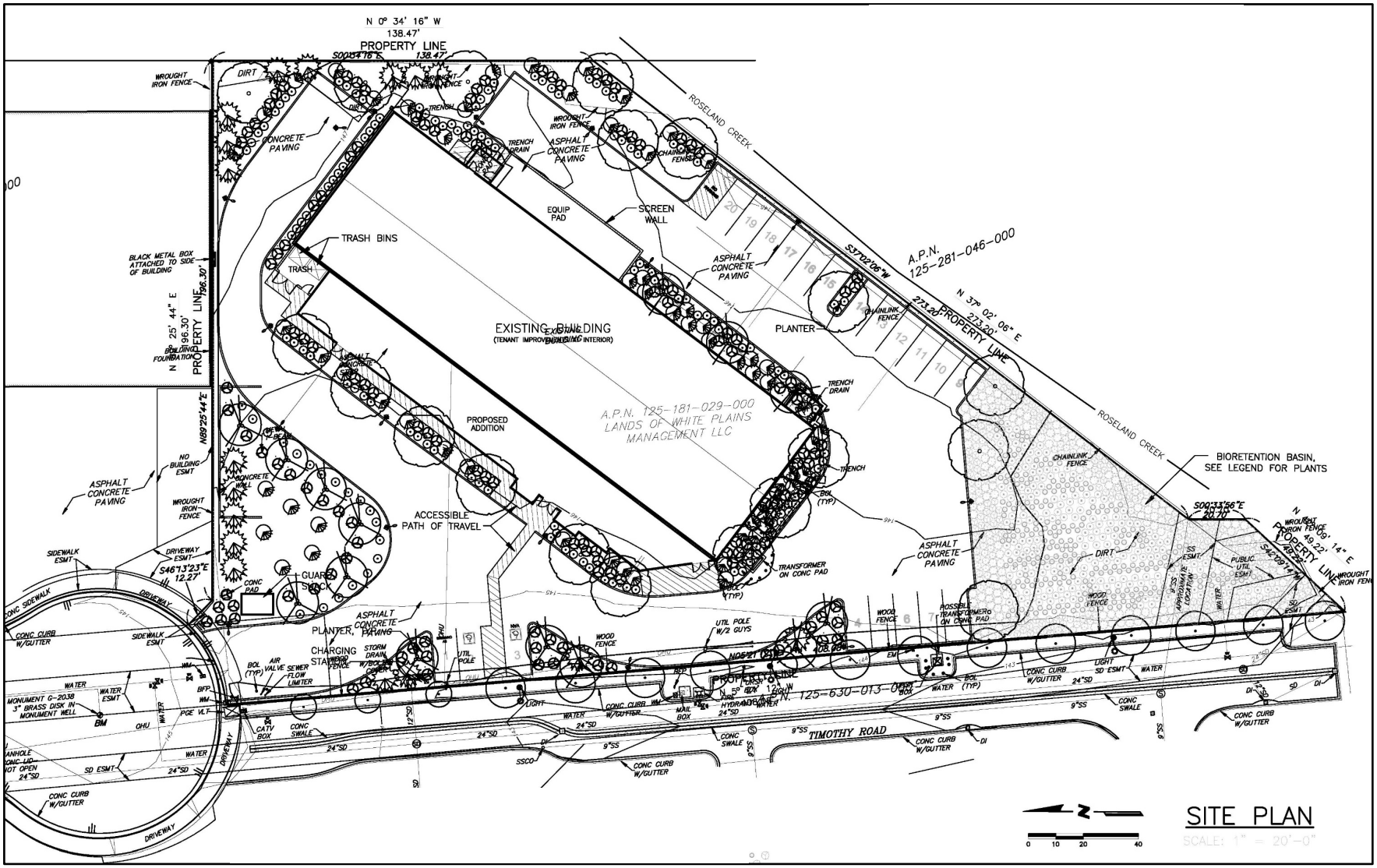
- **April 4, 2022** – Conditional Use Permit application submitted
- **April 11, 2022** – Neighborhood meeting was held
- **July 7, 2022 –** Notice of application was mailed out
- **October 18, 2022** – Application was deemed complete

460 Timothy Rd
Site Plan

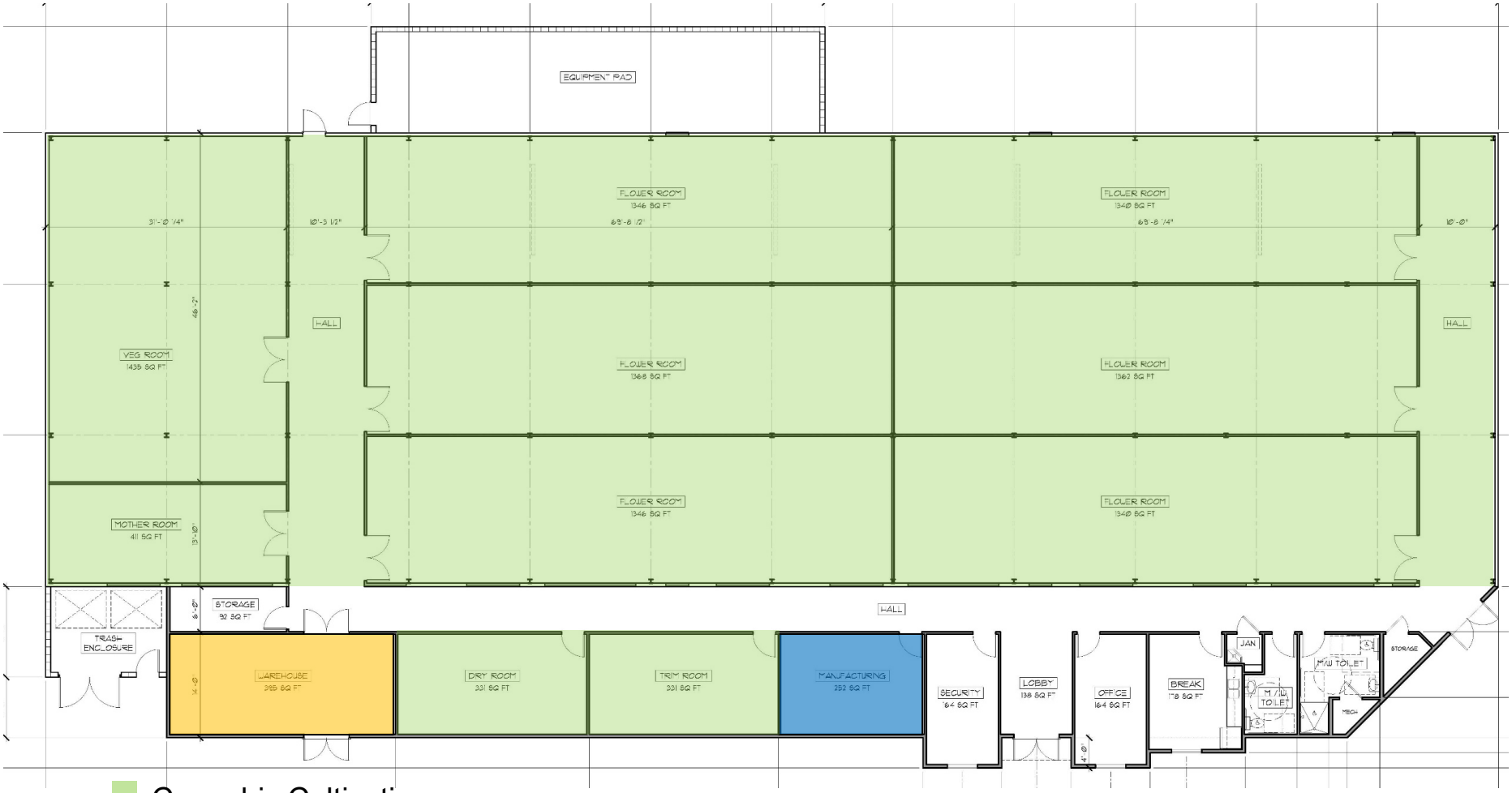


City of Santa Rosa

460 Timothy Rd
Site Plan



460 Timothy Rd
Floor Plan



- Cannabis Cultivation
- Cannabis Manufacturing – Level 1 (non-volatile)
- Cannabis Distribution

460 Timothy Rd
Proposed Elevation

Existing Building

Proposed Building

460 Timothy Rd
General operating requirements

- Security
- Odor Control
- Delivery
- Lighting
- Noise

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project qualifies for:

- Class 3 Categorical Exemption under CEQA Section 15303
- Class 32 Categorical Exemption under CEQA Section 15332
- CEQA Guidelines Section 15183, the Project is consistent with the City's General Plan and the Roseland Area/Sebastopol Road Specific Plan for which EIRs were prepared and certified

Public Comments

None.

Recommendation

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow 14,949 square feet of Commercial Cannabis Microbusiness for the property located at 460 Timothy Road.

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