

RESOLUTION NO. ZA-2022-044

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT ALLOWING GB2, LLC TO OPERATE CANNABIS MICROBUSINESS USE (TYPE 12) AT THE PROPERTY LOCATED AT 2717 GIFFEN AVENUE SANTA ROSA, APN: 010-450-008, FILE NO. CUP22-003

WHEREAS, the Santa Rosa Zoning Administrator has completed review of your Minor Conditional Use Permit application to allow the proposed use for the project described above; and

WHEREAS, the Minor Conditional Use Permit approval to allow Commercial Cannabis Microbusiness use (Type 12) that includes 9,258 square feet of distribution, 90 square feet of cultivation, and 100 square feet of manufacturing within the existing industrial building is based on the project description and official approved exhibit date stamp received May 4, 2022; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Industry General Plan land use designation, which is implemented by the Light Industrial (IL) zoning district and requires approval of a Minor Use Permit;
3. The design, location, size and operating characteristics of the proposed Cannabis Microbusiness use (Type 12) would be compatible with the existing and future land uses in the vicinity in that the use is proposed within an existing building located within an industrial campus that has similar uses within the other buildings on the same site. Additionally, this area is a corridor for heavy industrial uses;
4. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints in that the site is constructed with an industrial building intended to accommodate this type of uses;
5. 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 in that in that the Project has been reviewed by City Staff and conditioned appropriately;
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 categorical exemption

under CEQA Guidelines Section 15301 in that the use is proposed within an existing facility involving negligible expansion of the existing use.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain building permit for the proposed project.
2. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturday. No construction is permitted on Sunday and holidays.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. Comply with Engineering Development Services Exhibit “A” dated June 1, 2022, attached to and incorporated herein.
6. No exterior signs are approved with this permit. A separate sign permit is required.
7. The operator(s) and/or owner(s) shall submit a Wastewater Discharge Permit Application including plumbing plans to City of Santa Rosa Environmental Services section. The Application requires no permit fee, and it can be accessed online at: www.srcity.org/generalapp.

This Minor Conditional Use Permit is hereby approved on August 18, 2022, for the duration of the use provided that conditions are complied with and that the use has commenced within 24 months from the approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
SHARI MEADS, ZONING ADMINISTRATOR

Attachment A – EDS Exhibit A, Dated June 1, 2022