

## RESOLUTION NO. ZA-2022-009

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW THE ADDITION OF A 4,950 SF MEZZANINE, WITHIN AN EXISTING 21,000 SF INDUSTRIAL BUILDING, FOR THE PURPOSE OF STORAGE FOR THE PREVIOUSLY APPROVED CANNABIS – MANUFACTURING LEVEL 1 (NON-VOLATILE) LAND USE LOCATED AT 3192 JUNIPER AVENUE, SANTA ROSA, APN: 134-072-004 - FILE NO. CUP21-073**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit for the addition of a 4,950-square-foot mezzanine, within an existing 21,000-square-foot industrial building, for the purpose of storage for the previously approved *Cannabis – Manufacturing Level 1 (non-volatile)* land use (Project) has been granted based on your project description and official approved exhibits dated received on August 23, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- 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. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received;
- The proposed use is consistent with the General Plan and any applicable specific plan in that the General Industrial (IG) zoning district is an implementing district of the General Industry General Plan land use classification in that the previously approved *Cannabis – Manufacturing Level 1 (Non-Volatile)* land use is allowed in the Light Industrial zoning district with the approval of a Minor Conditional Use Permit, and the proposed 4,950-square-foot storage area would not expand the approved operations;
- The design, location, size and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity in that existing site development is industrial in nature and intended for industrial manufacturing uses and the proposed expansion within an existing industrial building would not result in a substantial increase in land use intensity;
- 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 proposed use complies with Zoning Code site development standards, including parking in that one parking space is being proposed in excess of what is required by the Zoning Code, and cannabis business general operating requirements;
- 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 a certified Odor Mitigation Plan ensures that no cannabis odor will be detectable outside the structure in which the proposed use is located and

a security plan demonstrating compliance with local and State regulations have been submitted;

- The proposed use has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15063, an Initial Study / Mitigated Negative Declaration (IS/MND) was prepared for the approved Good Onward cannabis facility and was certified by the City of Santa Rosa Planning Commission on January 14, 2021 (Planning Commission Resolution 12043). The proposed 4,950-square-foot storage area would not expand the approved operations and would be within the scope of the previously adopted IS/MND.

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. A building permit is required for all on site demolition, construction, and/or change of use. Obtain a building permit for the proposed project.
2. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays 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 all applicable operational provisions of Chapter 20-46 (Cannabis) of the Zoning Code.
6. No exterior signs are approved with this permit. A separate sign permit is required.
7. Compliance with all Conditions of Approval included in the attached "Exhibit A" prepared by Engineering Development Services (EDS) dated December 9, 2021.
8. The proposed addition of a 4,950-square-foot mezzanine, within the existing 21,000-square-foot industrial building, shall be for the purpose of storage only. There shall be no expansion of the previously approved Cannabis – Manufacturing Level 1 (non-volatile) and Cannabis – Distribution uses.
9. This Minor Conditional Use Permit to add a 4,950-square-foot mezzanine, within an existing 21,000-square-foot industrial building, for the purpose of storage for the previously approved *Cannabis – Manufacturing Level 1 (non-volatile)* land use is

hereby approved on this 3<sup>rd</sup> day of February, 2022, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_  
ANDREW TRIPPEL, ZONING ADMINISTRATOR

Attachment 1: Engineering Development Services (EDS) Exhibit A, dated December 9, 2021