

RESOLUTION NO. RES-2019-026

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA DENYING AN APPEAL AND APPROVING A CONDITIONAL USE PERMIT FOR BKIND TO OPERATE A MEDICINAL AND ADULT USE CANNABIS RETAIL (DISPENSARY) AND DELIVERY BUSINESS, WITHIN AN EXISTING BUILDING LOCATED AT 1128 SONOMA AVE; ASSESSOR'S PARCEL NO. 014-121-002; FILE NO. CUP18-079

WHEREAS, an application was submitted requesting the approval of a Conditional Use permit for BKind, a 2,314 square foot medical and adult use cannabis retail and delivery business comprised of retail (634 square feet), storage (421 square feet), offices (228 square feet), processing (255 square feet); delivery operations (178 square feet), and utility room, restroom, and hallways, with daily operating hours from 9 a.m. to 9 p.m., for the property located at 1128 Sonoma Ave., also identified as Sonoma County Assessor's Parcel Number 014-121-002; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing, made certain findings and approved with conditions a Conditional Use Permit for the proposed cannabis retail dispensary and delivery; and

WHEREAS, an appeal of the Planning Commission's action was filed by the Santa Rosa City School District (Appellant), seeking review by the City Council pursuant to City Code Chapter 20-62.

NOW, THEREFORE, BE IT RESOLVED that after consideration of the appeal and the reports, documents, testimony, and other materials presented, and pursuant to City Code 20-52.050 (Conditional Use Permit), and 20-62.030 (Processing of Appeals), the City Council of the City of Santa Rosa denies the appeal, affirms the decision of the Planning Commission, and makes the following findings and determinations:

- A. The proposed cannabis retail dispensary and delivery business is allowed in the Office Commercial (CO) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. Zoning Code Table 2-6 lists allowable uses within the Office Commercial Zoning District, which implements the Office General Plan land use designation, and allows cannabis retail and delivery with the approval of a major Conditional Use Permit; and
- B. The proposed cannabis dispensary and delivery facility is consistent with the General Plan land use designation of Office, which is applied to areas that are intended office uses. On December 19, 2017, the City Council adopted Ordinance No. ORD-2017-025 finding cannabis retail (dispensaries) and delivery uses appropriate in areas designated as

Office on the land use diagram; and

- 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 site is surrounded by residential uses on three sides; however, with the conditions of approval limiting hours of the retail operation Sunday through Thursday between the hours of 9 a.m. and 7 p.m. and with compliance with all operational standards of Zoning Code Chapter 20-46, the design, location, size and operating characteristics of the project will be compatible with existing and future land uses in the vicinity.

The plans have been reviewed by City staff and the project has been conditioned appropriately; and

- 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 in that the project plans demonstrate compliance with all operational standards as specified in Zoning Code Chapter 20-46, and the subject site is within a fully developed area zoned for office uses; and
- 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. With the conditions of approval restricting the hours of retail operations and requiring a fence along portions of the west property line; the proposed odor control measures; the proposed operational procedures including site and building security, storage and waste handling, inventory tracking and age/medical condition restrictions; and compliance with all applicable state and local regulations, the proposed project is consistent with surrounding land uses, including the abutting residential uses to the west, south and east; and
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 in that it involves a change of use, which will require minor exterior modifications to the structure/site.

The proposed project also qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 in that it involves minor modifications to an existing facility, with no expansion of use.

Pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical exemption as infill development as it is located on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts to traffic, noise, air quality or water quality:

- o Traffic - According to the April 23, 2018 Trip Generation Study prepared by W-Trans, the project will have a less-than-significant impact on traffic in that it will

generate two more trips during the a.m. peak and seven more trips during the p.m. peak than the existing medical office use;

- Noise - The proposed project will operate with an existing building, which will not result in excessive noise on the exterior of the building and will operate within more restrictive hours than those established for Retail Cannabis in Zoning Code Section 20-46.080(4). As a condition of approval, the retail hours of the project are restricted Sunday through Thursday from 9 a.m. to 7 p.m. and on Friday and Saturday, the retail hours are 9 a.m. to 9 p.m. Delivery hours would be consistent with the hours of operation allowed by the Zoning Code which are 9 a.m. to 9 p.m. seven days a week;
- Air Quality - In a letter addressed to the City of Santa Rosa, dated April 17, 2018, Jeff Warner of Warner Mechanical Engineering, Inc. discusses in detail the design of the carbon filtration system that will be installed, pursuant to Zoning Code Section 20-46, at the project site.
- Water – There are no changes in impervious surfaces or stormwater drainage proposed. In addition, the site has municipal water and wastewater service.

No exceptions to the exemptions 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.).

BE IT FURTHER RESOLVED that Major Conditional Use Permit is approved subject to each of the following conditions:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. Compliance with all conditions of approval identified in Planning Commission Resolution No. 11924, adopted on November 29, 2018, approving a Conditional Use Permit for a cannabis retail dispensary and delivery for medicinal and adult use.

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BE IT FURTHER RESOLVED that the Council finds and determines this entitlement would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval

IN COUNCIL DULY PASSED this 12th day of March, 2019.

AYES: (5) Vice Mayor Rogers, Council Members Fleming, Olivares, Sawyer, Tibbetts

NOES: (0)

ABSENT: (2) Mayor Schwedhelm, Council Member Combs

ABSTAIN: (0)

ATTEST: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
City Clerk Vice Mayor

APPROVED AS TO FORM:

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City Attorney