

From: [Murray, Susie](#)
To: [PLANCOM - Planning Commission](#)
Subject: 3059 Coffey Lane (CUP19-056) - Question & Answer
Date: Thursday, September 16, 2021 12:24:00 PM

*****PLEASE DO NOT REPLY TO ALL*****

Good morning Chair Weeks and members of the Planning Commission:

I received a question from a Commissioner about the Erudite Dispensary item that was continued from the August 12th agenda to the September 9th agenda, then again from the September 9th agenda to the September 23rd agenda.

Question: The project site is zoned IG (General Industrial) and the General Plan land use designation is Light Industry. How can we approve this project if the zoning and General Plan land use designation are not consistent?

The required findings for a Conditional Use Permit (CUP), pursuant to Zoning Code [20-52.050\(F\)](#), are shown below. The Project is required to be consistent with the General Plan and zoning, but there is no requirement that the zoning be consistent with the General Plan land use designation. The standard implementing zoning district for the Light Industry land use designation is IL (Light Industrial). Because the Cannabis Retail (dispensary) use is allowed in both the IL and IG zoning districts with the approval of a CUP, we are able to make the required findings as shown in the draft resolution.

- 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 proposed use is consistent with the General Plan and any applicable specific plan;
- 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 physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- 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; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Please let me know if you would like any further clarification. I will include this discussion in my presentation. As always, advance notice of these questions is very much appreciated.

Sincerely,

Susie

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I am working remotely during this time. The City of Santa Rosa has restricted City facilities to the public and is [offering in-person City Hall support by appointment only](#). The Planning and Economic Development Department has recently launched its [Planning Application Portal](#) which contains process checklists for the majority of planning entitlements. You can also check on the status of your permit application [here](#). For general planning inquiries, please contact planning@srcity.org. To submit permit application materials, please submit all required documents to permitsubmittal@srcity.org.