

**RESOLUTION NO. INSERT ZA RESO NO.**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A SMALL RECYCLING COLLECTION FACILITY FOR THE PROPERTY LOCATED AT 1400 FARMERS LANE & 2500 HOEN AVENUE FRONTAGE, SANTA ROSA, APN: 014-422-005, FILE NO. PLN25-0528**

WHEREAS, on October 27, 2025, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the 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 the proposed use is based on the project description and official approved exhibit dated received February 4, 2026; 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 the Zoning Code and City Code. A small recycling collection facility is permitted with approval of a Minor Conditional Use Permit and is subject to the specific standards set forth in Zoning Code Section 20-42.120. The proposed facility will occupy an existing parking space located to the rear/side of the existing minimart building and will not interfere with required parking or on-site circulation.
2. The proposed use is consistent with the General Plan in that it supports policies related to waste reduction and recycling, including Policy 5-9.5, which encourages expanded opportunities for recycling services. The facility provides a convenient, neighborhood-serving location for the collection of beverage containers within an existing commercial site and supports sustainability goals without intensifying land use beyond the existing retail and service context.
3. The design, location, size, and operating characteristics of the proposed use would be compatible with existing and future land uses in the vicinity. As shown on the site plan, the recycling facility is located to the rear/side of the minimart building, away from the primary driveway access points and the Farmers Lane/Townview Lane intersection, minimizing visibility and circulation conflicts.

The facility will be contained within a small, enclosed structure and is further screened by existing landscaping, including shrubs along the rear property line, which reduces visibility

from adjacent properties and public rights-of-way. These design features help integrate the use into the site and limit visual and operational impacts.

The project site is located within a developed commercial corridor that includes a gas station and nearby fast-food restaurants with extended hours of operation. A professional office complex is located across Townview Lane, with residential uses further to the east. Given this mixed-use context, the limited scale of the proposed small collection facility, restricted to empty beverage containers, ensures compatibility with surrounding uses.

Operational characteristics, including limited hours of operation as shown on the approved site plan, and conditions of approval related to maintenance and site management, are intended to minimize potential nuisance conditions such as litter or loitering. The combination of enclosure, landscaping, and location internal to the site reduces visibility and limits the potential for off-site impacts.

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. The facility is located within an existing developed site with established vehicular access from Farmers Lane and Townview Lane. Placement of the recycling container in an interior portion of the site, adjacent to existing service areas and away from driveways and intersections, ensures that the use does not obstruct on-site circulation, pedestrian access, or visibility.

The facility's enclosure and placement adjacent to existing site features, including the trash enclosure and landscaped areas, further support its integration into the site and reduce potential conflicts with other site activities. The site continues to provide adequate parking and circulation for the existing gas station and minimart use.

5. Granting the permit would not constitute a nuisance or be injurious or detrimental to public interest, health, safety, convenience, or welfare. The proposed use is limited in scale and consists solely of the collection of empty beverage containers within a small, enclosed structure.

Potential concerns related to loitering, litter, and on-site activity are addressed through the design and operation of the facility, including its location internal to the site, away from public streets and adjacent properties, and its placement within an enclosed structure with surrounding landscaping. These features reduce visibility and limit opportunities for off-site impacts. The facility's placement away from driveways and intersections, as shown on the site plan, ensures that the use does not interfere with visibility or create traffic safety conflicts.

Operational controls, including limited hours of operation as shown on the approved site plan, requirements for daily site maintenance, and proper storage of materials within containers, are intended to ensure the facility is maintained in a clean, safe, and orderly condition. Conditions of approval also require ongoing compliance with all applicable regulations and providing mechanisms for enforcement should issues arise.

Additionally, the project was reviewed by City departments including Building, Engineering, and Fire, and no significant issues were identified related to public health or safety.

6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301 (Existing Facilities), the project is categorically exempt as it involves the use of an existing developed site with negligible expansion of use. Additionally, pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), the project involves installation of a small accessory structure.

The project does not present unusual circumstances that would result in a significant environmental effect, and no exceptions to the use of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 apply.

This approval is granted based on the application of and compliance with all conditions of approval. Each condition is material to this approval, and if any condition is determined to be invalid, this approval shall be reconsidered and modified as necessary to achieve the intended purposes of the approval. Use shall not commence until all applicable conditions of approval have been satisfied. Additional permits and fees may be required. **It is the responsibility of the applicant to obtain all necessary approvals and demonstrate compliance with all applicable requirements.**

#### CONDITIONS OF APPROVAL

1. Obtain all required building permits for the proposed project.
2. No exterior signs are approved as part of this permit. A separate sign permit is required for any proposed signage.
3. Comply with all applicable federal, state, and local laws, regulations, and codes. Failure to comply may result in enforcement action, including citations or revocation of this approval.
4. Comply with all applicable ordinances, resolutions, policies, and fees in effect at the time of building permit issuance.
5. The facility shall be clearly marked with the name and telephone number of the facility operator.
6. The site shall be maintained in a clean, dust-free, and litter-free condition at all times and shall be swept daily.
7. The facility shall be located a minimum of 10 feet from any street right-of-way and shall not obstruct pedestrian or vehicular circulation.
8. All recyclable materials shall be stored within approved containers at all times and shall not be left outside of containers when the facility is unattended. The facility shall be maintained in a clean, safe, and sanitary condition and kept free of litter, loose debris, and pests.

This Minor Conditional Use Permit is hereby approved on April 9, 2026, for the duration of the use, provided the use is established within 24 months of the approval date and remains in

compliance with all conditions of approval. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_  
CONOR MCKAY, ZONING ADMINISTRATOR