

RESOLUTION NO. PC-RES-2026-007

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND RECOMMENDING TO CITY COUNCIL ADOPTION OF ZONING CODE TEXT AMENDMENTS TO ADDRESS STREAMLINING AND PROCESS IMPROVEMENTS FOR THE CONDITIONAL USE PERMIT PROCESS

WHEREAS, the City of Santa Rosa desires to streamline the Conditional Use Permit (CUP) process, which was last updated in 2004, in order to provide a more predictable and less costly process for applicants and business owners, with the primary objective being to support economic development within the City, by making it easier to establish and expand businesses; and

WHEREAS, on April 9, 2024, the City Council approved a five year (2024-2029) Economic Development Strategic Plan, which includes a vision for business growth, economic vibrancy and resiliency, and community investment. One of the actions within the Strategic Plan is to review and amend the Zoning Code, where needed, to align with economic strategies in support of development initiatives and opportunities; and

WHEREAS, on February 19, 2025, at the City Council Goal Setting Workshop, the Council set five strategic priorities for fiscal years 2025-2027. Two of the priorities were to “achieve and maintain fiscal sustainability and budgeting excellence” and “promote Citywide economic development”; and

WHEREAS, on June 3, 2025, the City Council adopted the Santa Rosa General Plan 2050, which includes Land Use and Economic Development (Chapter 2). This chapter of the General Plan supports thoughtful land use planning and economic development strategies to enhance and build on neighborhood assets, address current challenges, improve fiscal stability, increase personal opportunity, and improve quality of life for everyone in Santa Rosa. More specifically, the General Plan includes an action to “ensure alignment between the General Plan, Zoning Code, and all City policies, procedures, plans, and strategies, including the Economic Development Strategy and Implementation Plan”; and

WHEREAS, in July and August 2025, City staff had the opportunity to present the CUP Streamlining initiative to downtown business owners and commercial real estate brokers. Through this effort, staff received early feedback on the existing CUP process and ideas for improvements to meet the goals, policies and actions set forth in the Economic Development Strategic Plan and General Plan 2050, and in support of Council goals; and

WHEREAS, on January 8, 2026, a project website was posted, with a summary of the project and links to draft Zoning Code amendments developed to address streamlining of the CUP process. Subsequently, notices were posted on the City’s social media outlets and e-mailed out to the Santa Rosa Metro Chamber, Railroad Square Association, those who participated in the July and August 2025 business owner and broker meetings, as well as to anyone with a business license in Santa Rosa (10,426 e-mails). The community was invited to review the draft

streamlining amendments and provide comments by February 5, 2026. Following this effort, the draft amendments were further refined; and

WHEREAS, on March 12, 2026, the Planning Commission of the City of Santa Rosa held a duly noticed public hearing to consider recommending to the City Council adoption of Zoning Code Text Amendments to address streamlining and process improvements for the Conditional Use Permit process; and

WHEREAS, Santa Rosa City Charter, Section 51, provides that all general laws shall apply to the City – this includes the requirement for a hearing for a requested CUP. The proposed new Director CUP would not require a public hearing or meeting, unless one is requested by a member of the public. However, the Charter provides that the City Council “shall have the power to pass ordinances which in relation to municipal affairs shall control as against the general laws of the state.” “Municipal affair” generally means local in nature, not affecting persons or property outside the jurisdiction of the City and not interfering with a statewide regulatory scheme. This can and does include many zoning regulations. Pursuant to Section 51 of the Charter of the City of Santa Rosa, the Planning Commission recommends that the City Council determine that the procedures governing review and approval of Conditional Use Permits are a municipal affair relating to local zoning and land use regulation. Accordingly, and notwithstanding Government Code section 65905, the Planning Commission recommends that the Council adopt the procedures set forth in Zoning Code Chapter 20-52, Permit Review Procedures, as it relates to the proposed new Director CUP process, in lieu of any state-law public hearing requirements that would otherwise apply; and

WHEREAS, the Planning Commission has received, reviewed and given due consideration to the records and reports herein, and the oral and other evidence received at the public hearing, from the public and City staff.

NOW, THEREFORE, BE IT RESOLVED that based on the evidence presented and the records and files herein, and pursuant to City Code Section 20-64-050 (Findings), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed amendments are consistent with the goals and policies of all elements of the General Plan, and all applicable specific plans. The Santa Rosa General Plan addresses issues related to the physical development and growth of Santa Rosa and guides the City's planning and zoning functions. Chapter 2, Land Use and Economic Development, of General Plan 2050 seeks to reinforce local pride, attract new business, retain and grow existing business, and bolster the vitality of the City as a whole by supporting thoughtful land use planning and economic development strategies. To that end, there are numerous goals, policies and actions supporting economic development that are relevant to the CUP Streamlining initiative, including the following:
- ***Goal 2-5: Create a business-friendly, diverse, and sustainable economy through the attraction of new business, and the expansion, retention, and support of existing business.***

- Policy 2-5.1: Encourage growth of existing business clusters as well as new, diverse industries and job types throughout Santa Rosa.
 - Action 2-5.2: Ensure alignment between the General Plan, Zoning Code, and all City policies, procedures, plans, and strategies, including the Economic Development Strategy and Implementation Plan.
 - Action 2-5.3: Support and strengthen the entrepreneurship ecosystems and create pathways to successful small business ownership.
- ***Goal 2-6: Create a vibrant and livable city.***
 - Policy 2-6.1: Address infrastructure needs and update policy, as appropriate, in support of economic accelerators.
 - Action 2-6.3: Explore and implement necessary amendments to the Zoning Code where needed to align with economic strategies and to create flexibility for development, redevelopment, and to fill vacant spaces.
 - Action 2-6.5: Support development of sports and entertainment (including health and wellness) as an economic driver to bolster tourism and update the Zoning Code to allow these uses more broadly throughout all areas of the city.
 - Action 2-6.6: Work with property owners, the business community, and others to support efforts to attract or expand development, redevelopment, and new businesses opportunities in vacant or underutilized commercial space.
 - Action 2-6.7: Support community events and activities through policy development, direct programming and funding support.
- ***Goal 2-9: Foster sustained, inclusive growth that generates long-term, shared value in the community and creates economic opportunities for all residents.***
 - Action 2-9.2: Update the Zoning Code to allow mobile food and crafts vendors, farmers markets, art and artisan pop-ups and community gathering events in all nonresidential zoning districts.

The CUP streamlining measures are consistent with the General Plan 2050. The Zoning Code amendments will provide a more predictable and less costly process for business owners, serving to support economic development by simplifying the process to establish and expand businesses within the City. The creation of a Director CUP process will allow certain uses to be reviewed and approved administratively rather than requiring a public meeting or hearing, unless one is specifically requested. This new administrative

process, coupled with reducing the level of CUP (Director, Minor, or Major) for certain uses, such as mobile food vending, commercial recreation facilities and general retail stores, will reduce timelines and improve overall efficiency while still maintaining appropriate review and oversight. The changes to the Temporary Use Permit section of the Zoning Code will allow for a broader range of temporary activities, including pop-up retail and interim activities for vacant or underutilized sites and buildings, supporting the activation of these spaces and encouraging reinvestment.

- B. The proposed amendments would not be detrimental to the public interest, health, safety, convenience, or welfare of the City in that the amendments are intended to provide a more streamlined and predictable process for businesses and enhance the City's economic development efforts. All development and new uses allowed under the provisions of these amendments are required to comply with existing local and state regulations.
- C. The proposed amendments are internally consistent with other applicable provisions of the Zoning Code. Specifically, as part of the proposed amendments, all changes related to streamlining the Conditional Use Permit process have been incorporated into all sections of the Zoning Code that address the CUP process.
- D. The proposed Conditional Use Permit streamlining amendments to the Zoning Code have been reviewed in compliance with the California Environmental Quality Act (CEQA) and it has determined that the proposed action is exempt pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the amendments or their implementation would have a significant effect on the environment. Specifically, while the proposed amendments will create a new Director level CUP process, reduce the CUP requirements of certain land uses, and allow for a broader range of temporary activities, they do not constitute approval of any specific development project and do not limit the City's discretion to consider environmental impacts, alternatives or mitigation measures in connection with any future discretionary approval. Any future development proposal under the Director level CUP process would be subject to separate discretionary approvals and independent environmental review under CEQA at the time a specific project is proposed.

The proposed action is also exempt under CEQA Guidelines section 15183 in that the proposed Zoning Code text amendments are consistent with the General Plan. The Santa Rosa General Plan 2050 includes numerous goals, policies, and actions that support economic development, encourage policy and regulatory amendments in support of various business types, and align economic strategies to create flexibility for development, redevelopment, and to fill vacant commercial and industrial spaces within the City. The minor edits to streamline the CUP requirements for residential uses are consistent with the housing related goals, policies, and actions of the General Plan 2050 and the 2023-2031 Housing Element related to the City's continuing efforts to support housing development. The proposed amendments are consistent with, and do not change, the General Plan densities and land uses; the amendments address the CUP review process only. The EIR analyzed the proposed land uses and looked at environmental

impacts of those uses. This streamlined review keeps those same land uses in place. The economic development and housing related goals, policies, and actions were reviewed as part of the General Plan 2050 Environmental Impact Report (EIR) adopted by City Council Resolution No. 2025-090, dated June 3, 2025. There are no impacts peculiar to the proposed amendments that were not already analyzed in the EIR or would require additional analysis.

Finally, the proposed action, as it relates to changes to the Temporary Use Permit section of the Zoning Code, is exempt under CEQA Guidelines section 15304, Minor Alterations to Land, which consists of minor public or private alterations in the condition of land, water, and/or vegetation. Specifically, CEQA Guidelines section 15304(e) provides the example of “minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.” The proposed changes to the Temporary Use Permit regulations include minor edits to the existing regulations allowing temporary activities and structures within specified time limits. The addition of allowing temporary pop-up retail and interim activities includes language requiring such uses to be located within existing structures or temporary structures that do not include the construction of permanent facilities.

BE IT FURTHER RESOLVED that, after public hearing on March 12, 2026, the Planning Commission of the City of Santa Rosa finds that amending the Santa Rosa Zoning Code, as follows, is required for public convenience, necessity and general welfare:

Section 1. Amend Santa Rosa City Code Section 20-21.030(A)(b) to read and provide as follows:

- “b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables, the overall project shall be subject to the highest permit level required by Subsection B for any individual use. For example, Table 2-6 in Section 20-23.030 would require that a new building proposed in the CN zoning district with a bar/tavern on the ground floor and professional offices on the second floor would require Director Conditional Use Permit (DUP) approval because Table 2-6 requires Director Conditional Use Permit approval for "Bar/Tavern," even though "Office—Business/Service" is listed in the CN zone as a permitted use, requiring only a Zoning Clearance.”

Section 2. Amend Santa Rosa City Code Section 20-21.030(B) to read and provide as follows:

- “B. Permit requirements. Tables 2-2, 2-6, and 2-10 within Chapters 20-22, 20-23, and 20-24 provide for land uses that are:
 - 1. Permitted subject to compliance with all applicable provisions of this Zoning Code, subject to first obtaining a Zoning Clearance (Section 20-52.020). These are shown as "P" uses in the tables;

2. Allowed subject to the approval of a Director Conditional Use Permit (Section 20-52.050), and shown as “DUP” uses in the tables;
3. Allowed subject to the approval of a Minor Conditional Use Permit (Section 20-52.050), and shown as "MUP" uses in the tables;
4. Allowed subject to the approval of a Major Conditional Use Permit (Section 20-52.050), and shown as "CUP" uses in the tables;
5. Allowed subject to the type of City approval required by a specific provision of Chapter 20-42 (Standards for Specific Land Uses), and shown as "S" uses in the tables; and
6. Not allowed in particular zoning districts.

Note: A land use authorized through the approval of a Zoning Clearance, Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit may also require Design Review approval (Section 20-52.030), a Building Permit, or other permit required by the City Code.”

Section 3. Amend Santa Rosa City Code Section 20-22.030, Table 2-2 to read and provide as follows:

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P - Permitted Use, Zoning Clearance Required						
	DUP - Director Conditional Use Permit Required						
	MUP - Minor Conditional Use Permit Required						
	CUP - Major Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
	— Use Not Allowed						
	PERMIT REQUIRED BY ZONE						Specific Use Regulations
LAND USE (1)	RR	R-1	R-2	R-3	MH	TV-R	
AGRICULTURAL & OPEN SPACE USES							
Agricultural accessory structure	P	—	—	—	—	—	
Animal keeping—Livestock, including aviaries	S	—	—	—	—	—	20-42.040
Crop production, horticulture, orchard, vineyard	P	MUP	—	—	—	—	
Initial crop processing	MUP	MUP	—	—	—	—	
Plant nursery	MUP	—	—	—	—	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Community garden (4)	P	P	P	P	P	P	20-40
Equestrian facility	CUP	—	—	—	—	—	
Golf course/country club, public or quasi-public	CUP	CUP	—	—	—	—	
Health/fitness facility—Commercial	—	—	—	—	—	—	
Health/fitness facility—Quasi-public	MUP	MUP	DUP	DUP	DUP	DUP	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P - Permitted Use, Zoning Clearance Required
	DUP - Director Conditional Use Permit Required
	MUP - Minor Conditional Use Permit Required
	CUP - Major Conditional Use Permit Required
	S - See Specific Use Regulations for Permit
	— Use Not Allowed

LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	
Library, museum	MUP	MUP	MUP	MUP	MUP	P	
Meeting facility, public or private	DUP	DUP	DUP	DUP	DUP	DUP	
Park, playground	DUP	DUP	DUP	DUP	DUP	P	
Private residential recreation facility	DUP	DUP	DUP	DUP	DUP	DUP	
School, public or private	DUP	DUP	DUP	DUP	DUP	DUP	
Studio—Art, dance, martial arts, music, etc.	—	—	—	—	—	DUP	

RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Accessory dwelling unit	S	S	S	S	—	S	20-42.130
Animal keeping—Domestic and exotic	S	S	S	S	S	S	20-42.040
Cannabis—Personal cultivation	P	P	P	P	P	P	20-46
Duplex (3)	P	P	P	P	—	P	
Emergency shelter	CUP	CUP	CUP	CUP	CUP	CUP	20-42.190
Farmworker Dwelling Unit (3)	P	P	P	P	P	P	
Farmworker Housing Complex (3)	P (10)	P (10)	MUP	MUP	MUP	MUP	
Half-Plex (3)	P	P	P	P	P	P	
Home occupation	S	S	S	S	S	S	20-42.070
Junior accessory dwelling unit	S	S	S	S	S	S	20-42.130
Live/work	—	—	—	—	—	P (3)	20-42.080
Low-Barrier Navigation Center	—	—	—	—	—	P	
Missing Middle Housing	—	—	—	P	—	P	20-28.100
Mobile home park	CUP	CUP	CUP	CUP	P	—	20-42.100
Mobile home/manufactured housing unit (3)	P	P	P	P	P	P	20-42.094
Multi-family	DUP	DUP	P	P	—	P	
Organizational house (dormitory, sorority, monastery, etc.)	MUP	MUP	MUP	MUP	—	MUP	
Residential accessory structures and uses	P	P	P	P	P	P	20-42.030
Residential Care Facility (Licensed – Large (8)	MUP	MUP	MUP	MUP	MUP	MUP	20-42.230
Residential Care Facility (Licensed – Small) (3)	P	P	P	P	P	P	
Residential Care Facility (Unlicensed) (3)	P	P	P	P	P	P	
Residential component of a mixed use project	P	P	P	P	P	P	20-42.090
Rooming or boarding house	P	P	P	P	—	P	
Rooming or boarding, accessory	P	P	P	P	—	P	
Single-family attached	P	P	P	P	—	P	

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P - Permitted Use, Zoning Clearance Required							Specific Use Regulations
	DUP - Director Conditional Use Permit Required							
	MUP - Minor Conditional Use Permit Required							
	CUP - Major Conditional Use Permit Required							
	S - See Specific Use Regulations for Permit							
	— Use Not Allowed							
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations	
	RR	R-1	R-2	R-3	MH	TV-R		
Single-family detached	P	P	—	—	—	—		
Single Room Occupancy Facility (8)	—	MUP	MUP	MUP	—	MUP		
Small lot residential project - single family attached	MUP	MUP	MUP	MUP	—	MUP	20-42.140	
Small lot residential project — single family detached	MUP	MUP	—	—	—	—	20-42.140	
Supportive housing (3)	P (9)	P (9)	P	P	P	P		
Tiny Home on Wheels (6)	DUP	DUP	—	—	—	—	20-42.220	
Transitional housing (3)	P (9)	P (9)	P	P	P	P		
Work/live	—	—	—	—	—	DUP	20-42.080	
RETAIL TRADE								
Accessory retail	—	—	—	—	—	P	20-42.024	
Alcoholic beverage sales— off-site consumption (less than 10,000 sq. ft.)	—	—	—	—	—	CUP	20-42.034	
Alcoholic beverage sales— off-site consumption (10,000 sq. ft. or more)	—	—	—	—	—	P	20-42.034	
Artisan shop	—	—	—	—	—	DUP		
General retail—up to 20,000 sf of floor area	—	—	—	—	—	P		
Specialty food store—10,000 sf or less	—	—	—	—	—	P		
Neighborhood center	MUP	MUP	MUP	MUP	MUP	P		
Outdoor display and sales	—	—	—	—	—	DUP	20-42.110	
Pharmacy	—	—	—	—	—	P		
Produce stand	DUP	—	—	—	—	DUP		
Restaurant, café, coffee shop—Counter ordering	—	—	—	—	—	P		
Restaurant, café, coffee shop—Outdoor dining	—	—	—	—	—	P	20-42.110, 20-42.160	
Restaurant, café, coffee shop—Serving alcohol	—	—	—	—	—	P		
Restaurant, café, coffee shop—Table service	—	—	—	—	—	P		
Second hand store	—	—	—	—	—	—		
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL								
ATM	—	—	—	—	—	P	20-42.044	
Medical service—Health care facility (Small) (3)	P	P	P	P	P	P		
Medical service—Health care facility (Large) (8)	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060	
Medical service—Integrated medical health center	—	—	MUP	MUP	—	MUP		

TABLE 2-2 Allowed Land Uses and Permit Requirements for Residential Districts	P - Permitted Use, Zoning Clearance Required						
	DUP - Director Conditional Use Permit Required						
	MUP - Minor Conditional Use Permit Required						
	CUP - Major Conditional Use Permit Required						
	S - See Specific Use Regulations for Permit						
— Use Not Allowed							
LAND USE (1)	PERMIT REQUIRED BY ZONE						Specific Use Regulations
	RR	R-1	R-2	R-3	MH	TV-R	

SERVICES—GENERAL

Accessory service	—	—	—	—	MUP	MUP	20-42.024
Adult Day Program (6)	DUP	DUP	DUP	DUP	DUP	DUP	
Child day care—Large family day care home (3)	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home (3)	P	P	P	P	P	P	20-42.050
Child day care center (2)	MUP	MUP	MUP	MUP	—	DUP	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	—	—	—	MUP	
Lodging—Bed & breakfast inn (B&B)	MUP	MUP	—	—	—	—	
Personal services	—	—	—	—	—	DUP	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	
Telecommunications antenna	S	S	S	S	S	S	20-44
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	

Key to Zoning District Symbols

RR	Rural Residential	R-3	Multi-Family Residential
R-1	Single-Family Residential	MH	Mobile Home Park
R-2	Medium Density Multi-Family Residential	TV-R	Transit Village-Residential

Notes:

- (1) See Division 7 for land use definitions.
- (2) Permitted by right within any of the City's Priority Development Areas and shall therefore not require a use permit.
- (3) Permitted by right within any residential Planned Development.
- (4) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (5) Permitted by right within any Planned Development.
- (6) Permitted with a Director Conditional Use Permit within any residential Planned Development.
- (7) Permitted with a Minor Conditional Use Permit within any of the City's Priority Development Areas.
- (8) Permitted with a Minor Conditional Use Permit within any single-family Planned Development and/or any rural residential Planned Development.

- (9) Supportive Housing and Transitional Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor Conditional Use Permit and may be subject to Design Review.
- (10) Farmworker Housing Complex projects that do not meet the requirements of Health & Safety Code § 17000 et seq. shall require a Minor Use Permit and may be subject to Design Review.

Section 4. Amend Santa Rosa City Code Section 20-23.030, Table 2-6 to read and provide as follows:

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P - Permitted Use, Zoning Clearance Required											Specific Use Regulations
	DUP - Director Conditional Use Permit											
	MUP - Minor Conditional Use Permit Required											
	CUP - Major Conditional Use Permit Required											
	S - See Specific Use Regulations for Permit											
	— Use Not Allowed											
	PERMIT REQUIRED BY ZONE											
USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NMU	CSC (2)	TV-M		
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING												
Artisan/craft product manufacturing	—	MUP	P	—	MUP	MUP	P	P	P	—		
Brewery—Brew pub	—	MUP	DUP	—	P	P	P	P	DUP	P		
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	—	—	—	—	—	MUP	—	—	—		
Cannabis—Distribution	—	—	—	—	—	—	MUP	—	—	—		
Cannabis—Manufacturing level 1 (non-volatile)	—	—	—	—	—	—	MUP	—	—	—		
Cannabis—Microbusiness	—	—	—	—	—	—	MUP	—	—	—		
Cannabis—Testing laboratory	MUP	—	—	—	—	—	P	—	—	—	20-46	
Laboratory—Medical, analytical	MUP	—	—	—	MUP	MUP	P	—	—	—		
Manufacturing/processing—Light	—	—	—	—	—	—	P	—	—	—		
Manufacturing/processing—Medium	—	—	—	—	—	—	MUP	—	—	—		
Media Production—Backlots/Outdoor Facilities	—	—	—	—	—	—	P	P	—	—		
Media Production - Indoor Support Facilities	—	—	—	—	—	—	P	P	—	—		
Media Production - Soundstages	—	—	—	—	—	—	P	P	—	—		
Printing and publishing	—	—	—	—	MUP	MUP	P	P	—	—		
Recycling—Reverse vending machines	—	P	P	—	—	—	—	—	P	—	20-42.120	
Recycling—Small collection facility	—	—	DUP	—	—	—	—	—	DUP	—	20-42.120	
Research and development	—	—	—	—	MUP	P	P	P	—	—		
Storage—Accessory	P	P	P	P	P	P	P	P	P	P		
Storage—Personal storage facility	—	—	MUP	—	—	—	—	—	—	—	20-42.180	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P - Permitted Use, Zoning Clearance Required										
	DUP - Director Conditional Use Permit										
	MUP - Minor Conditional Use Permit Required										
	CUP - Major Conditional Use Permit Required										
	S - See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NMU	CSC (2)	TV-M	Specific Use Regulations
Winery—Boutique	—	—	DUP	—	P	P	P	P	DUP	P	
Winery—Production	—	—	CUP	—	CUP	CUP	MUP	CUP	—	CUP	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	20-40
Commercial recreation facility—Indoor (up to 10,000 sq ft and within a commercial shopping center/mall)	—	—	P	—	P	P	P	P	P	P	
Commercial recreation facility—Indoor (up to 10,000 sq ft and not within a commercial shopping center/mall)	—	—	DUP	—	DUP	DUP	DUP	DUP	DUP	DUP	
Commercial recreation facility—Indoor (greater than 10,000 sq ft)	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	
Community garden (6)	P	P	P	P	P	P	P	P	P	P	
Conference/convention facility	—	—	MUP	—	P	DUP	MUP	—	—	MUP	
Health/fitness facility—Commercial	—	DUP	P	—	P	P	P	P	P	P	
Health/fitness facility—Quasi-public	—	DUP	P	—	P	P	P	P	P	P	
Library, museum	P	P	P	MUP	P	P	P	P	P	P	
Meeting facility, public or private	DUP	DUP	P	DUP	DUP	DUP	DUP	DUP	DUP	DUP	
Park, playground	P	P	P	MUP	P	P	P	P	P	P	
School, public or private	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	
Sports and entertainment assembly facility	—	—	MUP	—	P	DUP	MUP	MUP	—	MUP	
Studio—Art, dance, martial arts, music, etc.	DUP	P	P	—	P	P	P	P	P	P	
Theater, auditorium	—	—	MUP	—	P	DUP	MUP	MUP	MUP	DUP	

RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Animal keeping—Domestic and exotic	S	S	S	—	S	S	S	S	S	S	20-42.040
Duplex (13)(16)	DUP	P	P	—	P	P	P	P	P	P (5)	
Emergency shelter—50 or fewer beds (16)	CUP (14)	CUP (14)	P	CUP (14)	CUP (14)	CUP	CUP	CUP	CUP (14)	CUP (14)	20-42.190

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P - Permitted Use, Zoning Clearance Required										
	DUP - Director Conditional Use Permit										
	MUP - Minor Conditional Use Permit Required										
	CUP - Major Conditional Use Permit Required										
	S - See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NMU	CSC (2)	TV-M	Specific Use Regulations
Emergency shelter—51 or fewer beds (16)	CUP (14)	CUP	CUP (14)	CUP (14)	CUP (14)	CUP	CUP	CUP	CUP (14)	CUP (14)	20-42.190
Farmworker Dwelling Unit (12)	P	P	P	—	P	P	P	P	P	P	
Farmworker Housing Complex (22)	MUP	P (22)	MUP	—	P (22)	P (22)	P (22)	P (22)	P (22)	P (22)	
Half-Plex (13)	MUP	P	P	—	P	P	P	P	P	P (5)	
Home occupation	S	S	S	—	S	S	S	S	S	S	20-42.070
Live/work	DUP	DUP	DUP	—	P	P	P	P	DUP	DUP	20-42.080
Low-Barrier Navigation Center (18)	P	P	P	—	P	P	P	P	P	P	
Multi-family (13)	MUP	P	P	—	P	P	P	P	P	P (5)	
Residential accessory structures and uses	P	P	P	—	P	—	—	P	P	P	20-42.030
Residential Care Facility (Licensed – Large) (22)	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	20-42.230
Residential Care Facility (Licensed – Small) (12)(18)	P	P	P	—	P	P	P	P	P	P	
Residential Care Facility (Unlicensed) (12)(18)	P	P	P	—	P	P	P	P	P	P	
Residential component of a mixed use project (9)	MUP	P	P	—	P	P	P	P	P	P (5)	20-42.090
Single-family attached(17)	MUP	P	P	—	P	P	P	P	P	P (5)	
Single Room Occupancy Facility	—	—	CUP	—	MUP	MUP	MUP	MUP	CUP	—	20-42.164
Supportive housing (18)	P	P	P	—	P	P	P	P	P	P	
Transitional housing (12)	MUP	P	MUP	CUP	P	P	P	P	P	P	
Work/live	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	20-42.060
RETAIL TRADE											
Accessory retail	P	P	P	P	P	P	P	P	P	P	20-42.024
Alcoholic beverage sales—off-site consumption (less than 10,000 sq. ft.)	—	CUP	CUP	—	CUP	CUP	CUP	CUP	CUP	CUP	20-42.034
Alcoholic beverage sales—off-site consumption (10,000 sq. ft. or more)	—	P	P	—	P	P	P	P	P	P	20-42.034
Artisan shop	—	P	P	—	P	P	P	P	P	P	
Auto and vehicle sales and rental	—	—	DUP (11)	P	—	—	—	—	—	—	
Auto parts sales (no installation services)	—	—	P (11)	P	—	—	—	—	P	—	
Bar/tavern	—	DUP	DUP	—	P	DUP	DUP	MUP	DUP	DUP	20-42.034

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P - Permitted Use, Zoning Clearance Required										
	DUP - Director Conditional Use Permit										
	MUP - Minor Conditional Use Permit Required										
	CUP - Major Conditional Use Permit Required										
	S - See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NMU	CSC (2)	TV-M	Specific Use Regulations
Building and landscape materials sales—Indoor	—	—	P (11)	—	—	—	—	—	P	—	
Building and landscape materials sales—Outdoor	—	—	DUP	—	—	—	—	—	DUP	—	20-42.100
Cannabis—Retail (dispensary) and delivery	CUP (10)	CUP (10)	CUP (10)	—	—	—	—	—	CUP (10)	—	20-46
Construction and heavy equipment sales and rental	—	—	—	MUP	—	—	—	—	—	—	
Drive-through retail sales	—	CUP	CUP (11)	—	—	—	—	—	CUP	—	20-42.064
Electric vehicle sales	—	—	—	—	DUP	DUP	DUP	—	—	—	
Farm supply and feed store	—	—	P	—	—	—	—	—	P	—	
Fuel dealer (propane for home and farm use, etc.)	—	—	—	CUP	—	—	—	—	—	—	
Furniture, furnishings, appliance/equipment store	—	—	P	—	P	P	P	P	P	P	
Gas station	—	—	—	—	—	—	—	—	—	—	
General retail—Up to 20,000 sf of floor area	—	P(11)	P	—	P	P	P	P	P	P	
General retail— More than 20,000 sf, up to 50,000 sf	—	DUP (11)	P (11)	—	P	P	P	P	P	P	
General retail—More than 50,000 sf of floor area	—	—	P (11)	—	—	—	—	—	P	—	
Grocery store, small—Less than 20,000 sf	—	P	P	—	P	P	P	P	P	P	
Grocery store, large— 20,000 sf and greater	—	MUP (11)	P (11)	—	P	P	P	P	P	P	20-42.200
Mobile Food Vending Facility (19)	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	20-42.210
Mobile home, boat, or RV sales	—	—	MUP	P	—	—	—	—	—	—	
Neighborhood center	DUP	P	P	MUP	P	P	P	P	P	P	
Night club	—	—	DUP (11)	—	P	P	DUP	DUP	DUP	DUP	
Office—Supporting retail	P	P	P	—	P	P	P	P	P	P	
Outdoor display and sales	—	DUP	P	—	P	P	P	P	P	P	20-42.110
Pharmacy	MUP	P	P	—	P	P	P	P	P	P	
Restaurant, café, coffee shop—Counter ordering	P	P	P	—	P	P	P	P	P	P	20-42.110, 20-42.160
Restaurant, café, coffee shop—Outdoor dining	P (8)	P (8)	P (8)	—	P (8)	P (8)	P (8)	P	P (8)	P (8)	
Restaurant, café, coffee shop—Serving alcohol	P	P	P	—	P	P	P	P	P	P	
Restaurant, café, coffee shop—Table service	P	P	P	—	P	P	P	P	P	P	
Second hand store	—	DUP	DUP	—	DUP	DUP	DUP	DUP	DUP	DUP	

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P - Permitted Use, Zoning Clearance Required										
	DUP - Director Conditional Use Permit										
	MUP - Minor Conditional Use Permit Required										
	CUP - Major Conditional Use Permit Required										
	S - See Specific Use Regulations for Permit										
	— Use Not Allowed										
	PERMIT REQUIRED BY ZONE										
USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NMU	CSC (2)	TV-M	Specific Use Regulations
Shopping center	—	—	P	—	P	P	P	P	P	—	
Tasting room	—	P	P	—	P	P	P	P	P	P	
Tobacco or smoke shop	—	—	MUP	—	MUP	MUP	MUP	MUP	MUP	—	
Warehouse retail	—	—	P (11)	—	—	—	—	—	P	—	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	P	P	P	P	P	P	P	P	20-42.044
Bank, financial services	P	P	P	—	P	P (5)	P (5)	P	P	P (5)	
Business support service	P	P	P	—	P	P	P	P	P	P	
Medical service—Clinic, urgent care	P	DUP	P	—	P	P	MUP	P	P	DUP	
Medical service—Doctor office	P	P	P	—	P	P (5)	DUP	P	P	P (5)	
Medical service—Health care facility (Large) (20)	MUP	MUP	MUP	—	MUP	MUP	MUP	MUP	MUP	MUP	20-42.060
Medical service—Health care facility (Small) (18)(4)	P	P	P	—	P	P	P	P	P	P	
Medical service—Hospital	CUP	CUP (11)	CUP (11)	CUP	CUP	CUP	CUP	—	CUP	CUP	
Medical service—Integrated medical health center	P	MUP	P	—	P	P	P	P	P	MUP	
Medical service—Lab	P	—	P	—	—	—	—	—	MUP	—	
Medical service—Veterinary clinic, animal hospital	P	DUP	P	—	DUP	DUP	DUP	DUP	P	DUP	
Office—Accessory	P	P	P	P	P	P	P	P	P	P	
Office—Business/service	P	P	P	—	P	P	P	P	P	P (5)	
Office—Government	P	DUP	DUP	DUP	P	DUP	DUP	DUP	DUP	DUP	
Office—Processing	P	—	P	—	DUP	DUP	P	DUP	—	DUP	
Office—Professional	P	P	P	—	P	P	P	P	—	P (5)	

SERVICES—GENERAL

Accessory services	P	P	P	P	P	P	P	P	P	P	20-42.030
Adult Day Program (19)	DUP	P	DUP	—	DUP	DUP	DUP	DUP	P	DUP	
Catering service	—	—	P	—	—	—	P	P	—	—	
Check cashing stores	—	—	DUP	—	DUP	DUP	DUP	—	DUP	—	
Child day care—Large family day care home (18)	P	P	P	—	P	P	P	P	P	P	20-42.050
Child day care—Small family day care home (18)	P	P	P	—	P	P	P	P	P	P	20-42.050
Child day care center (19)	P	P	P	—	P	P	P	P	P	P	20-42.050
Commissary (21)	—	—	P	—	—	—	P	P	—	—	
Drive-through service	—	CUP	CUP	—	—	—	—	—	CUP	—	20-42.064

TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts	P - Permitted Use, Zoning Clearance Required										
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	S - See Specific Use Regulations for Permit										
	— Use Not Allowed										
PERMIT REQUIRED BY ZONE											

USE (1)	CO	CN (7)	CG	CV	CMU	SMU	MMU	NMU	CSC (2)	TV-M	Specific Use Regulations
Equipment rental	—	—	P (4)	—	—	—	—	—	—	—	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	DUP	DUP	—	P	P	P	DUP	DUP	DUP	
Lodging—Bed & breakfast inn (B&B)	—	—	DUP	—	P	P	P	P	—	DUP	
Lodging—Hotel or motel	MUP	—	P	—	P (4)	P (4)	P (4)	MUP	—	P	
Massage related uses	P	P	P	P	P	P	P	P	P	P	20-49
Mortuary, funeral home	—	—	MUP	—	—	—	—	—	—	—	
Personal services	P	P (2)	P	—	P	P	P	P	P	P	
Psychic services	—	—	DUP	—	DUP	DUP	DUP	—	DUP	—	
Public safety facility	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	—	MUP	—	—	—	—	—	—	—	
Social service organization	DUP	—	DUP	—	DUP	DUP	DUP	DUP	—	—	
Soup Kitchen	—	—	MUP	—	MUP	MUP	MUP	—	MUP	—	
Vehicle services—Major repair/body work	—	—	—	P (4)	—	—	—	—	—	—	
Vehicle services—Minor maintenance/repair	—	—	MUP	P (4) (11)	—	—	MUP	—	MUP	—	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	P	—	P	—	P	P	P	P	P	P	
Electronic vehicle supply equipment (EVSE) - Accessory	P	P	P	P	P	P	P	P	P	P	
Electronic vehicle supply equipment (EVSE) - Primary	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	DUP	
Parking facility, public or commercial	DUP	—	DUP	—	P (4)	P (4)	DUP	DUP	—	DUP	
Telecommunications facilities	S	S	S	S	S	S	S	S	S	S	20-44
Transit station or terminal	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Utility infrastructure	P	P	P	P	P	P	P	P	P	P	

Key to Zoning District Symbols

CO	Office Commercial	CV	Motor Vehicle Sales	TV-M	Transit Village—Mixed	MMU	Maker Mixed Use
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TABLE 2-6 Allowed Land Uses and Permit Requirements for Commercial Districts		P - Permitted Use, Zoning Clearance Required										
		DUP - Director Conditional Use Permit										
		MUP - Minor Conditional Use Permit Required										
		CUP - Major Conditional Use Permit Required										
		S - See Specific Use Regulations for Permit										
		— Use Not Allowed										
		PERMIT REQUIRED BY ZONE										
USE (1)		CO	CN (7)	CG	CV	CMU	SMU	MMU	NMU	CSC (2)	TV-M	Specific Use Regulations
CN	Neighborhood Commercial	CSC		Community Shopping Center			CMU	Core Mixed Use				
CG	General Commercial	NMU		Neighborhood Mixed Use			SMU	Station Mixed Use				

Notes:

- (1) See Division 7 for land use definitions.
- (2) Each new development or project involving significant additions or reconstruction is required to be a mixed use project with a residential component in compliance with the residential density requirements for the CSC zoning district as described in Sections 20-23.040 and 20-23.080.
- (3) Each new development on a site shown in Figure 2-1, Section 20-23.060.C shall be a mixed use project, and each new development within the Courthouse Square Sub-Area of the Downtown Station Area Specific Plan shall provide activity-generating uses at the ground floor along all public streets.
- (4) Director Conditional Use Permit required when site abuts residential zoning district or parcel with residential use.
- (5) Uses permitted on upper stories of building, Director Use Permit required when proposed on ground floor.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Residential uses are encouraged as part of new development on sites zoned CN, as described in Section 20-23.050.
- (8) Director level Design Review is required when a project is not part of a building permit application.
- (9) Permitted by right within any nonresidential Planned Development within one of the City's Priority Development Areas and shall therefore not require a use permit.
- (10) Subject to a 600-foot minimum setback requirement to a "school," as defined by the Health and Safety Code Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (11) Not permitted in the Southeast Greenway area.
- (12) Permitted by right in Single-Family dwelling.
- (13) Permitted by right within any commercial Planned Development within one of the City's Priority Development Areas.
- (14) Permitted with a Minor Conditional Use Permit within one of the City's Priority Development Areas.
- (15) Permitted by right within one of the City's Priority Development Areas.
- (16) Permitted with a Director Conditional Use Permit within any nonresidential Planned Development within one of the City's Priority Development Areas.
- (17) Permitted by right within any Planned Development.
- (18) Permitted by right within any commercial Planned Development.
- (19) Permitted with a Director Conditional Use Permit within any commercial Planned Development.
- (20) Any Commercial Kitchen, including restaurants, can operate as a Commissary, as long as the Commercial Kitchen is licensed by Sonoma County Environmental Health and the City has permitted the Commercial Kitchen.

- (21) Farmworker Housing Complex projects that do not meet the requirements of Health & Safety Code § 17000 et seq. shall require a Minor Use Permit and may require Design Review pursuant to Section 20-52.030.
- (22) Permitted with a Minor Conditional Use Permit within any commercial Planned Development.

Section 5. Amend Santa Rosa City Code Section 20-24.030, Table 2-10 to read and provide as follows:

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	DUP	Director Conditional Use Permit Required		
	MUP	Minor Conditional Use Permit required		
	CUP	Major Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING				
Agricultural product processing	—	—	P (3)	
Artisan/craft product manufacturing	P	P	P	
Brewery—Brew pub	P	P	—	
Brewery—Production	P	P	P	
Cannabis—Commercial cultivation—up to 5,000 sq ft	—	MUP	MUP	20-46
Cannabis—Commercial cultivation—5,001 sq ft or greater	—	CUP	CUP	20-46
Cannabis—Distribution	MUP (4)	P (3)	P (3)	20-46
Cannabis—Manufacturing level 1 (non-volatile)	P (3)	P (3)	P (3)	20-46
Cannabis—Manufacturing level 2 (volatile)	—	CUP	CUP	20-46
Cannabis—Microbusiness	—	CUP	CUP	20-46
Cannabis—Testing laboratory	P	P	P	20-46
Furniture/fixtures manufacturing, cabinet shops	—	P (3)	P (3)	
Laboratory—Medical, analytical	P	P	—	
Laundry, dry cleaning plant	—	MUP	P	
Manufacturing/processing—Heavy	—	—	P (3)	
Manufacturing/processing—Light	P (3)	P (3)	P (3)	
Manufacturing/processing—Medium	—	DUP	P	
Media production—Indoor Support Facilities	P	P (3)	P (3)	
Media production—Backlots/Outdoor Facilities	DUP	P (3)	P (3)	
Media production—Soundstages	P	P (3)	P (3)	
Petroleum product storage and distribution	—	—	MUP	
Printing and publishing	P (3)	P (3)	P (3)	
Recycling—Large collection facility	—	CUP	MUP	20-42.120
Recycling—Processing facility	—	—	MUP	20-42.120
Recycling—Reverse vending machines	P (3)	P (3)	P (3)	20-42.120
Recycling—Scrap or dismantling yard	—	—	MUP	20-42.120
Recycling—Small collection facility	MUP	MUP	MUP	20-42.120
Research and development	P	P	P	

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
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	CUP	Major Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
		PERMIT REQUIRED BY ZONE (2)		
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Storage—Accessory	P	P	P	
Storage—Contractor's yard	—	DUP	DUP	
Storage—Open during extended or transitional hours	—	DUP	DUP	
Storage—Outdoor	—	DUP	DUP	20-42.170
Storage—Personal storage facility	—	P (3)	P (3)	20-42.180
Warehouse, wholesaling and distribution	DUP (4)	P (3)	P (3)	
Winery—Boutique	P	P	P	
Winery—Production	P	P	P	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Adult entertainment business	S	S	S	20-40
Commercial recreation facility—Indoor	P	P	P	
Commercial recreation facility—Outdoor	DUP	DUP	DUP	
Community garden (6)	P	P	P	
Conference/convention facility	DUP	DUP	—	
Health/fitness facility—Commercial	DUP	DUP	—	
Health/fitness facility—Quasi-public	DUP	DUP	—	
Meeting facility, public or private	DUP	DUP	—	
School, public or private	DUP	DUP	DUP	
Sports and entertainment assembly facility	—	MUP	—	
Studio—Art, dance, martial arts, music, etc.	DUP	DUP	—	
Theater, auditorium	—	DUP	—	

RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)

Accessory dwelling unit	P (4)	—	—	20-42.130
Animal keeping—Domestic and exotic	S	S	S	20-42.040
Caretaker unit	DUP (4)	DUP (4)	DUP (4)	
Duplex (10)	DUP (4) (9)	—	—	
Emergency shelter (10)	CUP (9)	CUP (9)	CUP (9)	
Farmworker Dwelling Unit	P	P	P	
Farmworker Housing Complex	MUP	MUP	MUP	
Half-Plex (10)	DUP (4) (9)	—	—	
Home occupation	S	—	—	20-42.070
Junior accessory dwelling unit	P (4)	—	—	20-42.130
Live/work	DUP	—	—	20-42.080

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required			
	DUP	Director Conditional Use Permit Required			
	MUP	Minor Conditional Use Permit required			
	CUP	Major Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE (2)			Specific Use Regulations	
	BP	IL	IG		
Low-Barrier Navigation Center	P	—	—		
Mixed use project	DUP	—	—		
Mobile home/manufactured housing (10)	DUP (4) (9)	—	—	20-42.094	
Multi-family (10)	DUP (4) (9)	—	—		
Organizational house	MUP (4)	—	—		
Residential accessory structures and uses	P (4)	—	—		
Residential Care Facility (Licensed – Large) (8)	MUP	MUP	MUP	20-42.230	
Residential Care Facility (Licensed – Small) (11)	P	P	P		
Residential Care Facility (Unlicensed) (11)	P	P	P		
Single-family attached (10)	DUP (4) (9)	—	—		
Single-family detached (10)	DUP (4) (9)	—	—		
Supportive housing	P (14)	—	—		
Transitional housing	P	P	P		
Work/live	DUP	DUP	DUP	20-42.080	
RETAIL TRADE					
Accessory retail	P	P	P	20-42.024	
Alcoholic beverage sales— off-site consumption (less than 10,000 sq. ft.)	CUP	CUP	CUP	20-42.034	
Alcoholic beverage sales— off-site consumption (10,000 sq. ft. or more)	P	P	P	20-42.034	
Auto and vehicle sales and rental	—	MUP	—		
Bar/tavern	DUP	DUP	—		
Building and landscape materials sales— Indoor	—	P	P		
Building and landscape materials sales— Outdoor	—	DUP	DUP		
Cannabis—Retail (dispensary) and delivery	CUP (7)	CUP (7)	CUP (7)	20-46	
Construction and heavy equipment sales and rental	—	DUP	DUP		
Farm supply and feed store	—	P	DUP		
Fuel dealer (propane for home and farm use, etc.)	—	—	DUP		
Furniture, furnishings, appliance/equipment store	P	P	—		
Gas station	—	—	—		
Mobile Food Vending Facility	DUP	DUP	DUP	20-42.210	
Neighborhood center	DUP (5)	DUP (5)	CUP (5)		
Night club	—	MUP	—		
Office supporting retail	P	—	—		
Restaurant, café, coffee shop—Counter ordering	P	P	MUP		
Restaurant, café, coffee shop—Outdoor dining	P	P	MUP		

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
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	CUP	Major Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	
Restaurant, café, coffee shop—Serving alcohol	P	P	MUP	
Restaurant, café, coffee shop—Table service	P	P	MUP	
Warehouse retail	MUP	MUP	MUP	

SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL

ATM	P	P	—	20-42.044
Bank, financial services	P	—	—	
Business support service	P	P	DUP	
Medical service—Clinic, urgent care	P	MUP	—	
Medical service—Doctor office	P	—	—	
Medical service—Health care facility (Large) (8)	MUP	—	—	20-42.060
Medical service—Health care facility (Small) (11)	P	—	—	
Medical service—Integrated medical health center	P	MUP	—	
Medical service—Lab	P	MUP	—	
Medical service—Veterinary clinic, animal hospital	P	MUP	MUP	
Office—Accessory	P	P	P (3)	
Office—Business/service	P	—	—	
Office—Government	P	—	—	
Office—Processing	P	—	—	
Office—Professional	P	—	—	

SERVICES—GENERAL

Accessory services	P	P	DUP	20-42.024
Catering service	—	P	P	
Adult Day Program (8)	DUP	DUP	DUP	
Child day care—Large family day care home (11)	P	P	P	20-42.050
Child day care—Small family day care home (11)	P	P	P	20-42.050
Child day care center	P	P	—	20-42.050
Commissary (13)	P	P	P	
Construction contractor	MUP	P	P	
Equipment rental	—	P (3)	P (3)	
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	DUP	DUP	DUP	
Kennel, animal boarding	—	MUP	MUP	
Lodging—Hotel or motel	MUP (4)	—	—	
Maintenance service—Client site services	MUP	P	P	
Massage related uses	P	P	—	20-49

TABLE 2-10 Allowed Land Uses and Permit Requirements for Industrial Districts	P	Permitted Use, Zoning Clearance required		
	DUP	Director Conditional Use Permit Required		
	MUP	Minor Conditional Use Permit required		
	CUP	Major Conditional Use Permit required		
	S	See Specific Use Regulations for requirement		
	—	Use not allowed		
	PERMIT REQUIRED BY ZONE (2)			
LAND USE (1)	BP	IL	IG	Specific Use Regulations
Personal services	P	MUP	—	
Public safety facility	MUP (2)	MUP	MUP	
Repair service—Equipment, large appliances, etc.	—	P (3)	P (3)	
Vehicle services—Major repair/body work	—	P (3)	P (3)	
Vehicle services—Minor maintenance/repair	—	P	P (3)	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	P	P	P	
Electronic vehicle supply equipment (EVSE) —Accessory	P	P	P	
Electronic vehicle supply equipment (EVSE) —Primary	DUP	DUP	DUP	
Parking facility, public or commercial	—	—	MUP	
Taxi or limousine dispatch facility	—	MUP	MUP (3)	
Telecommunications facilities	S	S	S	20-44
Truck or freight terminal	—	MUP	MUP (3)	
Utility facility	—	P (3)	P (3)	
Utility infrastructure	P (3)	P (3)	P (3)	
Vehicle storage	—	DUP	P (3)	

Key to Zoning District Symbols

BP	Business Park	IL	Light Industrial	IG	General Industrial
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Notes:

- (1) See Division 7 for land use definitions.
- (2) The reoccupancy of a building with an allowable use that is similar to or less intense than the former use may be permitted without DUP, MUP or CUP approval. See Section 20-24.030.B.
- (3) DUP required if the use, specific suite, or its associated operations abuts a residential zoning district or parcel with a residential use.
- (4) Use only allowed if ancillary and related to a primary or dominant use.
- (5) Allowed in any industrial district where the review authority first determines that a need exists, and that the proposed business will be economically viable.
- (6) A community garden is allowed on the same property as an existing permitted meeting facility provided that the establishment of the garden does not trigger a grading permit or affect the operation and design of the meeting facility.
- (7) Subject to a 600-foot minimum setback requirement to a "school," as defined by the Health and Safety Code Section 11362.768. In addition, a cannabis retail use shall not be established within 600 feet of any other cannabis retail use established within and permitted by the City of Santa Rosa.
- (8) Permitted with a Minor Conditional Use Permit within a Planned Development.
- (9) Permitted with a Director Conditional Use Permit within any of the City's Priority Development Areas.

- (10) Permitted with a Director Conditional Use Permit within any nonresidential Planned Development within any of the City's Priority Development Areas.
- (11) Permitted by right within any Planned Development.
- (12) Permitted by right within any nonresidential Planned Development within one of the City's Priority Development Areas. Any Commercial Kitchen, including restaurants, can operate as a Commissary, as long as the Commercial Kitchen is
- (13) licensed by Sonoma County Environmental Health and the City has permitted the Commercial Kitchen.
- (14) Supportive Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor Conditional Use Permit and may be subject to Design Review.

Section 6. Amend Santa Rosa City Code Section 20-26.030, Table 2-12 to read and provide as follows:

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts	P	Permitted Use, Zoning Clearance required			
	DUP	Director Conditional Use Permit			
	MUP	Minor Conditional Use Permit required			
	CUP	Major Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
LAND USE (1)	PERMIT REQUIRED BY ZONE				Specific Use Regulations
	OSR	OSC	PI		
AGRICULTURAL & OPEN SPACE USES					
Agricultural accessory structure	CUP	CUP	—		
Animal keeping—Livestock, including aviaries	S	S	S		20-42.040
Crop production, horticulture, orchard, vineyard	CUP	CUP	—		
Open space, public or private	P	P	—		
Wildlife or botanical preserve or sanctuary	MUP	MUP	—		
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING					
Storage—Accessory	P	P	P		
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES					
Golf course/country club, public or quasi-public	CUP (3)	—	MUP		
Library, museum	MUP	MUP	P		
Meeting facility, public or private	MUP	MUP	P		
Park, playground	P	P	P		
School, public or private	MUP	MUP	P		
Sports and entertainment assembly facility	CUP	—	CUP		
Studio—Art, dance, martial arts, music, etc.	CUP	—	P		
Theater, auditorium	CUP	—	P		
RESIDENTIAL USES (See Section 20-28.080, Senior Housing (-SH) combining district, for specific requirements regarding proposed senior housing developments)					
Accessory dwelling unit	S (3)	S	—		20-42.130
Animal keeping—Domestic and exotic	S	S	S		20-42.040

TABLE 2-12 Allowed Land Uses and Permit Requirements for Special Purpose Districts	P	Permitted Use, Zoning Clearance required			
	DUP	Director Conditional Use Permit			
	MUP	Minor Conditional Use Permit required			
	CUP	Major Conditional Use Permit required			
	S	See Specific Use Regulations for requirement			
	—	Use not allowed			
	PERMIT REQUIRED BY ZONE				
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations	
Caretaker unit	MUP (3)	—	MUP		
Duplex	MUP (3)	—	—		
Emergency shelter (5)	CUP	CUP	CUP (8)		
Farmworker Dwelling Unit	P	P	P	20-42.230	
Farmworker Housing Complex (9)	CUP (3)	CUP	CUP	20-42.230	
Half-plex	MUP (3)	—	—		
Home occupation	S (3)	S	—	20-42.070	
Junior accessory dwelling unit	S	S	—	20-42.130	
Low-Barrier Navigation Center	P (3)	—	—		
Mobile home/manufactured housing unit	P (3)	CUP	—	20-42.094	
Multi-family dwellings	MUP (3)	—	—		
Organizational house	—	—	CUP		
Residential accessory structures and uses	P (3)	P	—	20-42.030	
Residential Care Facility (Licensed – Large) (4)	—	—	MUP	20-42.250	
Residential Care Facility (Licensed – Small)	P (3)	P	P		
Residential Care Facility (Unlicensed)	P (3)	P	P		
Single-family detached	P (3)	CUP	—		
Single-family attached	MUP (3)	—	—		
Supportive housing	P (10)	—	—		
Transitional housing	P (3)	P	P		
RETAIL TRADE					
Mobile Food Vending Facility	—	—	DUP	20-42.210	
Restaurant, cafe, coffee shop—Counter ordering	MUP	—	DUP		
Restaurant, cafe, coffee shop—Outdoor dining	MUP	—	DUP	20-42.160	
Restaurant, cafe, coffee shop—Serving alcohol	MUP	—	DUP	20-42.160	
Restaurant, cafe, coffee shop—Table service	MUP	—	DUP		
SERVICES—BUSINESS, FINANCIAL, PROFESSIONAL					
ATM	—	—	P		
Medical service—Clinic, urgent care	—	—	P (2)		
Medical service—Doctor office	—	—	MUP		
Medical service—Health care facility (Large) (4)	—	—	MUP	20-42.060	
Medical service—Health care facility (Small)	P (3)	P	P		
Medical service—Hospital	—	—	CUP		
Medical service—Integrated medical health center	—	—	P (2)		
Medical service—Lab	—	—	P (2)		

**TABLE 2-12
Allowed Land Uses and Permit Requirements for Special Purpose Districts**

P	Permitted Use, Zoning Clearance required			
DUP	Director Conditional Use Permit			
MUP	Minor Conditional Use Permit required			
CUP	Major Conditional Use Permit required			
S	See Specific Use Regulations for requirement			
—	Use not allowed			
	PERMIT REQUIRED BY ZONE			
LAND USE (1)	OSR	OSC	PI	Specific Use Regulations
Office—Accessory	P (3)	P	P	
Office—Government	MUP (3)	MUP	P	
Office—Professional	—	—	DUP	

SERVICES—GENERAL

Adult Day Program (4)	—	—	MUP	
Accessory services	—	—	P	20-42.024
Cemetery, mausoleum, columbarium	—	—	P	
Child day care—Small family day care home (6)	P (3)	P	P	
Child day care—Large family day care home (6)	P (3)	P	P	
Child day care—Child care center	MUP	MUP	P	20-42.050
Extended hours of operation (11:00 p.m. to 6:00 a.m.)	—	—	DUP	
Mortuary, funeral home	—	—	P	
Public safety facility	CUP	CUP	P	
Social service organization	—	—	P	

TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE

Broadcasting studio	—	—	MUP	
Parking facility, public or commercial	—	—	DUP	
Taxi or limousine dispatch facility	—	—	MUP	
Telecommunications facilities	S	S	S	20-42.044
Utility facility	MUP	MUP	MUP	
Utility infrastructure	P	P	P	

Key to Zoning District Symbols

OSR	Open—Recreation	OSC	Open—Conservation	PI	Public and Institutional
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Notes:

- (1) See Division 7 for land use definitions.
- (2) Any new uses shall be directly affiliated with an existing hospital; otherwise a MUP is required for a new use.
- (3) Not permitted in the Southeast Greenway area.
- (4) Permitted with a Minor Conditional Use Permit in a Public/Institutional Planned Development.
- (5) Permitted with a Minor Conditional Use Permit within any nonresidential Planned Development within one of the City's Priority Development Areas.
- (6) Permitted by right within any Planned Development.
- (7) Permitted by right within any nonresidential Planned Development within one of the City's Priority Development Areas.
- (8) Permitted with a Minor Conditional Use Permit within one of the City's Priority Development Areas.

- (9) Permitted with a Major Conditional Use Permit in an Open Space Planned Development.
- (10) Supportive Housing projects which require the construction of a new multi-family structure and do not meet the requirements of Government Code Section § 65651 shall require a Minor Conditional Use Permit and may be subject to Design Review.

Section 7. Amend Santa Rosa City Code Section 20-30.060(C)(1) to read and provide as follows:

- “1. Single family dwelling shall not exceed the height limits shown in Table 3-1, unless authorized in compliance with Subsection D of this section (Additional height with Director Conditional Use Permit approval). See also Figure 3-4.”

Section 8. Amend Santa Rosa City Code Section 20-30.060(D) to read and provide as follows:

- “D. Additional height with Director Conditional Use Permit approval. A fence may be constructed to a height in excess of the limits established by Subsection C with Director Conditional Use Permit approval, except within a required vision triangle (Section 20-30.070.E). Director Conditional Use Permit approval shall require that the review authority first make all of the following findings, in addition to those required for Director Conditional Use Permits by Section 20-52.050:
 - 1. The issuance of the permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights or the full use and enjoyment of the property;
 - 2. The fence will not create a safety hazard to pedestrians or vehicular traffic;
 - 3. The appearance of the fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood;
 - 4. The fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures;
 - 5. The orientation and location of the fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood; and
 - 6. The fence will be of sound construction.”

Section 9. Amend Santa Rosa City Code Section 20-30.070(D)(2) to read and provide as follows:

- “2. Structures within commercial zoning districts. A structure within a commercial zoning district may exceed the height limits of this Section with Minor Conditional Use Permit approval.”

Section 10. Amend Santa Rosa City Code Section 20-42.030(C)(3)(c)(2) to read and provide as follows:

“(2) The structure shall not be closer to any street than the primary structure, unless authorized by Director Conditional Use Permit. When reviewing a Director Conditional Use Permit application, the Director shall consider the predominant placement of accessory structures in the site vicinity, the consistency of the proposal with the established and/or desired character of the surrounding area, and the visual impact of the structure given its proposed placement.”

Section 11. Amend Santa Rosa City Code Section 20-42.034(A) to read and provide as follows:

“A. Applicability. In addition to the regulations of the applicable zoning district, any establishment under 10,000 square feet that sells alcohol for on-site or off-site consumption, including liquor stores, convenience food stores, markets, taverns, and bars shall be permitted as identified in Division 2 (Zoning Districts and Allowable Land Uses). A large retailer of 10,000 square feet or greater, such as a supermarket that sells alcoholic beverages as a normal part of the business, is a permitted use. These provisions shall not apply to a winery, tasting room, and/or brewery that sells alcoholic beverages as a normal part of business, when these uses are permitted uses. Applicable provisions of these use regulations shall only apply to winery, tasting room, and/or brewery uses when conditionally permitted.”

Section 12. Amend Santa Rosa City Code Section 20-42.034(B) to read and provide as follows:

“B. Operating standards. An establishment that is subject to the requirements of this section shall comply with the following standards. In considering a Conditional Use Permit application, if required by Division 2 (Zoning Districts and Allowable Land Uses), the review authority may choose to waive any of the following standards, and/or to impose revised or additional standards as conditions of approval.

1. Customer and site visitor management.

a. The operator of the establishment shall take all reasonable steps to discourage and correct objectionable conditions that constitute a nuisance in parking areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours if directly related to the patrons of the subject alcoholic beverage outlet.

(1) "Reasonable steps" shall include calling the police in a timely manner; and requesting those engaging in objectionable activities to cease those activities, unless personal safety would be threatened in making the request.

(2) "Nuisance" includes disturbances of peace, illegal drug activity, prostitution, public drunkenness, drinking in public, harassment of passerby, excessive littering, excessive loitering, illegal parking, excessive loud noises, especially late at night or early in

the morning hours, lewd conduct or police detentions and arrests.

- b. The operator shall take all reasonable steps to reduce loitering in public areas, sidewalks, alleys and areas surrounding the premises and adjacent properties during business hours.
 - c. The operator shall ensure that the hours of operation shall not be a detriment to the surrounding area.
2. Trash, litter, graffiti.
 - a. The operator shall clear the sidewalks adjoining the premises plus 10 feet beyond property lines along the street as well as any parking lots under the control of the operator as needed to control litter, debris and trash.
 - b. The operator shall install and maintain one permanent, non-flammable trash container on the property's exterior.
 - c. The operator shall remove all graffiti from the premises and parking lots under the control of the operator within 72 hours of its application.
 3. Staff training. Within 90 days from issuance of a certificate of occupancy or if no Building Permit is required, within 90 days of issuance of the Conditional Use Permit, all owners, managers and employees selling alcoholic beverages shall complete a certified training program in responsible method and skills for selling alcoholic beverages. The certified program shall meet the standards of the ABC or other certifying/licensing body which the state may designate. New owners, managers and employees shall complete the training course within 30 days of the date of ownership or employment. Records of successful completion for each owner, manager and employee shall be maintained on the premises and presented upon request by a representative of the City.
 4. Staffing, surveillance, and security.
 - a. Signs and displays on the premises shall not obstruct the sales counter, cash register and customer from view from the exterior.
 - b. The operator shall install and maintain in working order, interior and exterior surveillance cameras and monitors. At a minimum the external cameras shall monitor the entrance to the premises and vicinity of at least 20 feet beyond the entrance to the premises. At a minimum, the interior camera shall monitor the cash register area. The tapes from these cameras shall be retained for at least 10 days from date of recording before destruction or reuse. The tapes shall be made available to the Police Department upon request.
 - c. A monitored robbery alarm system shall be installed and maintained in good working condition. An alarm permit shall be obtained from the Police Department prior to operation.

- d. Restrooms shall remain locked and under the control of the cashier.
 - e. The premises shall be staffed with at least one person during hours of operation who shall not be responsible for dispensing fuel or auto servicing.
5. Limitations on product sales and display.
- a. The operator shall not sell, furnish or give away empty cups, glasses or similar receptacles commonly used for the drinking of beverages in quantities of less than 24 count in their original packaging.
 - b. Coolers, tubs and other storage containers holding alcoholic beverage shall be equipped with a locking mechanism which shall be in place and used to restrict access by customers during the hours when sales of alcoholic beverages are prohibited.
 - c. No beer or wine shall be displayed within five feet of the cash register or front door of the premises.
 - d. No video or arcade type games are permitted on the property. California State Lottery games are permitted.
6. Signs, postings.
- a. Premises identification shall comply with City Code Section 18-16.034 and Fire Department Illuminated Address Signs bulletin.
 - b. A copy of the conditions of approval for the Conditional Use Permit must be kept on the premises of the establishment and be presented to any peace officer or any authorized City official upon request.
 - c. Signs shall be posed on the inside of the premises stating that drinking on the premises or in public is prohibited by law.
7. Compliance with other requirements.
- a. The operator shall comply with all provisions of all local, state or federal laws, regulations or orders, including those of the ABC, as well as any condition imposed on any permits issued pursuant to applicable laws, regulations or orders.
 - b. The operator shall comply with all provisions of the City Code and conditions imposed by City issued permits.
 - c. Any change in ABC license type including, but not limited to, a change from a Type 20 to a Type 21 license, or a substantial physical change or character of premises as defined in Title 4 of the California Code of Regulations Section 64.2(b), shall require a new Conditional Use Permit to continue operation.”

Section 13. Amend Santa Rosa City Code Section 20-42.034(C) to read and provide as follows:

- “C. Criteria for review. In granting a Conditional Use Permit for the sales of alcoholic beverages for offsite consumption, if required by Division 2 (Zoning Districts and Allowable Land Uses) and making the findings required for Conditional Use Permit approval by Section 20-52.050, the review authority shall consider the following:
1. Whether the use serves public convenience or necessity;
 2. The crime rate in the reporting district and adjacent reporting districts as compared to other areas in the City;
 3. The number of alcohol licenses per capita in the reporting district and in adjacent reporting districts as compared to the county-wide average;
 4. The numbers of alcohol-related calls for service, crimes or arrests in the reporting district and in adjacent reporting districts;
 5. The proximity of the alcoholic beverage outlet to residential districts, day care center, park and recreation facilities, places of religious assembly, and schools;
 6. Whether the site plan and floor plan incorporated design features to assist in reducing alcohol related problems. These features may include, but are not limited to, openness to surveillance and control of the premises, the perimeter, and surrounding properties; reduction of opportunities for congregating and obstructing public ways and neighboring property; illumination of exterior areas; and limiting furnishings and features that encourage loitering and nuisance behavior.”

Section 14. Amend Santa Rosa City Code Section 20-42.050 to read and provide as follows:

“20-42.050 Day care facilities.

Child day care centers shall comply with the requirements of this section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses). Small and large family day care homes are not subject to the requirements of this section.

- A. Purpose. The availability and affordability of quality, licensed childcare is beneficial to the well-being of parents and children within this community. The purpose of regulating child day care facilities within the City shall be to:
1. Facilitate and encourage the establishment of licensed child day care, by streamlining the permit process and making fees as economical as possible;
 2. Specify standards to avoid any adverse effects of such facilities upon surrounding properties; and

3. Avoid the over-concentration of childcare facilities in any neighborhood.
- B. Application requirements. The following shall be included in each Zoning Clearance, Director Conditional Use Permit, or Minor Conditional Use Permit application for a child day care facility , as required by Division 2 (Zoning Districts and Allowable Land Uses):
1. The application shall indicate the number of children to be cared for, including the applicant's children under 10 years of age; the number of employees; hours of operation and outdoor playtime; and State license number. The application and site plan shall clearly show compliance with applicable standards.
 2. A site plan (8-1/2" x 11") showing: location and dimensions of existing residence and other structures, including: fencing; outdoor play structures and equipment; distance to property line; parking areas and number of spaces both on-site and off-site spaces contiguous to property lines; access and traffic circulation.
 3. An accurate traffic circulation plan showing parking, circulation and drop-off areas.
- C. Standards for childcare facilities allowed with a Zoning Clearance.
1. The operation of any childcare center shall comply with all provisions of the City's Noise ordinance.
 2. A facility on a regional street shall provide a drop-off/pickup area designed to prevent vehicles from backing onto the arterial roadway.
 3. The facility shall comply with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.
- D. Conditions of approval for child day care centers which require a Director Conditional Use Permit or Minor Conditional Use Permit. The operation of a child day care center, in compliance with a Director Conditional Use Permit or Minor Conditional Use Permit as required by Division 2, may be conditioned or limited by the permit, except as may be prohibited by state law applicable to a chartered city, in any manner deemed necessary by the review authority to ensure the preservation of the health, safety and general welfare of the community and the neighborhood where the center is proposed. The scope of permit review and approval shall be limited as required by state law to the following.
1. Noise. The operation of any child care center shall comply with all provisions of the City noise ordinance. The review authority may require conditions of approval to reduce noise impacts including: solid fencing or other sound attenuating devices; restrictions on outside play hours; location of play areas; and placement of outdoor play equipment.
 2. Traffic circulation. The traffic circulation plan for all child day care facilities

shall be designed to diminish traffic safety problems. A facility on a regional street (as shown on the General Plan Circulation Map) shall provide a drop-off/pickup area designed to prevent vehicles from backing onto the arterial roadway. The care provider may be required to submit a plan of staggered drop-off and pickup time ranges to reduce congestion in neighborhoods already identified as having traffic congestion problems.

- E. Required findings for approval for child day care centers which require a Director or Minor Conditional Use Permit. No Director Conditional Use Permit or Minor Conditional Use Permit for a child day care center shall be granted unless the review authority first makes all of the following findings, in addition to those required by Section 20-52.050 (Conditional Use Permit):
 - 1. The facility complies with all applicable requirements of this section; and
 - 2. The facility complies with all applicable building and fire code provisions adopted by the State and administered by the City Fire Marshal, and California Department of Social Services licensing requirements.
- F. Notification of proposed action. The City shall provide public notice in compliance with Section 20-52.050 (Conditional Use Permit)."

Section 15. Amend Santa Rosa City Code Section 20-42.070(C) to read and provide as follows:

- "C. Permit requirements. A home occupation shall require Director Conditional Use Permit approval in compliance with this subsection if it not considered exempt. The approval shall run with the parcel where granted and shall not be transferred to another location.
 - 1. Exempt home occupations. A home occupation that complies with the following requirements and standards, including a cottage food operation (CFO) for off-site sale, shall not require the approval of a Director Conditional Use Permit:
 - a. The occupation involves only the use of common household equipment, including, but not limited to, the computer/internet, telephone, and mail; or
 - b. The occupation is conducted elsewhere, but some or all of the equipment and materials are kept in one vehicle garaged on the premises; or
 - c. The occupation utilizes the home as an adjunct to a principal office located elsewhere, and no customers, clients, students, patients, or persons in similar relationships to the office's affairs visit the home as a regular business practice; or
 - d. The occupation involves tutoring of no more than two students at one time.

2. Standards for exempt home occupations.
 - a. The home occupation is conducted only within the main dwelling; and
 - b. The home occupation does not involve the direct transfer or sale of goods or commodities to clients upon or from the dwelling or any residential property; and
 - c. The home occupation shall not generate vehicular or pedestrian traffic not normally associated with a single-family residential use. There shall be no employees other than resident of the dwelling, and no customers or clients shall visit the home as a regular business practice (excluding the tutoring of no more than two students at one time); and
 - d. The home occupation shall occupy no more than 25 percent of the floor space of the main dwelling. The use of a garage in connection with a home occupation shall not interfere with vehicular storage; and
 - e. There shall be no exterior indication of the home occupation. No exterior signs or other form of advertising which informs the public of the address of the home occupation shall be used; and
 - f. The home occupation shall not generate noise, odor, dust, vibrations, fumes, smoke, glare, or electrical or electronic interference or other interference with the residential use of neighboring properties.
3. Home occupations requiring Director Conditional Use Permit approval. The Director may grant a Director Conditional Use Permit for a home occupation that meets all of the following criteria:
 - a. The home occupation utilizes the services of no more than two nonresident employees or independent contractors;
 - b. Parking shall be provided in compliance with the following standards:
 - (1) One on-site parking space for each client and/or customer/employee arriving by vehicle;
 - (2) Customers, clients, and/or employees shall be directed to park on site;
 - (3) Parking required for customers/clients/employees may be: tandem, within a driveway, or some other on-site location other than within a required setback;
 - (4) All proposed parking areas shall require Design Review approval prior to construction to ensure that the residential character of the neighborhood is maintained;
 - (5) The required parking spaces for each residential unit (excluding visitor parking) shall be maintained and regularly utilized for daily parking by the resident occupants. The home occupation shall not

cause resident occupants to park their vehicles in other locations; and

(6) In lieu of on-site parking, the review authority may consider and approve the use of on-street parking if the review authority finds that sufficient parking exists on the neighborhood streets and the use of on-street parking will not adversely impact neighborhood residential parking availability nor create a nuisance for neighborhood residents.

c. The use of an accessory structure may not be detrimental to adjoining residential properties and their residents.”

Section 16. Amend Santa Rosa City Code Section 20-42.080(E) to read and provide as follows:

“E. Operating requirements.

1. Occupancy. A live/work or work/live unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one member shall be the business operator.
2. Sale or rental of portions of unit. No portion of a live/work or work/live unit may be separately rented or sold as a commercial space for any person not living in the unit or as a residential space for any person not working in the same unit.
3. Notice to occupants. The owner or developer of any building containing work/live units shall provide written notice to all occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in residential areas. State and Federal health regulations notwithstanding, noise and other standards shall be those applicable to commercial or industrial properties in the applicable zone.
4. Nonresident employees. Up to two persons who do not reside in the live/work or work/ live unit may work in the unit unless this employment is prohibited or limited by the Director Conditional Use Permit. The employment of three or more persons who do not reside in the live/work or work/live unit may be permitted subject to Director Conditional Use Permit approval, based on additional findings that the employment will not adversely affect traffic and parking conditions in the site vicinity. The employment of any persons who do not reside in the live/work or work/live unit shall comply with all applicable Building Code requirements.
5. Client and customer visits. Client and customer visits to live/work or work/live units are permitted subject to any applicable conditions of the applicable

Director Conditional Use Permit, to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially-zoned areas or uses.”

Section 17. Amend Santa Rosa City Code Section 20-42.080(F) to read and provide as follows:

“F. Changes in use. After approval, a live/work or work/live unit shall not be converted to entirely residential use unless authorized through Director Conditional Use Permit approval. Director Conditional Use Permit approval shall require that the review authority first find that the exclusively residential use will not impair the ability of nonresidential uses on and adjacent to the site to continue operating because of potential health or safety concerns or nuisance complaints raised by the exclusively residential use and/or its occupants.”

Section 18. Amend Santa Rosa City Code Section 20-42.080(G) to read and provide as follows:

“G. Required findings. The approval of live/work or work/live unit shall require that the review authority first make all of the following findings, in addition to all findings required for Director Conditional Use Permit approval.

1. The proposed use of each live/work or work/live unit is a bona fide commercial or industrial activity consistent with Subsection B (Limitations on use);
2. The establishment of live/work or work/live units will not conflict with nor inhibit industrial or commercial uses in the area where the project is proposed; and
3. Any changes proposed to the exterior appearance of the building will be compatible with adjacent commercial or industrial uses where all adjacent land is zoned for commercial or industrial uses. If there is adjacent residentially-zoned land, the proposed changes to the building will make the commercial or industrial building being converted more compatible with the adjacent residential area.”

Section 19. Amend Santa Rosa City Code Section 20-42.090(B) to read and provide as follows:

“B. Mix of uses. A mixed use project may combine residential units with any other use, or combination of uses allowed in the applicable zoning district; provided that where a mixed use project is proposed with a use that is otherwise required to have Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit approval in the applicable zoning district, the entire mixed use project shall be subject to that permit requirement.”

Section 20. Amend Santa Rosa City Code Section 20-42.110(B) to read and provide as follows:

- “B. Outdoor eating areas on private property. A restaurant allowed by Division 2 may include both indoor and outdoor eating areas, provided that the outdoor eating area shall also comply with restaurant parking requirements of Chapter 20-36 (Parking and Loading Standards). See Section 20-42.160 for sidewalk café regulations. See Division 2 for permit requirements for outdoor eating areas by zoning district.”

Section 21. Amend Santa Rosa City Code Section 20-42.140 to read and provide as follows:

“20-42.140 Residential small lot subdivisions.

A small lot residential project shall comply with the requirements of this section, where allowed by Division 2 (Zoning Districts and Allowable Land Uses).

- A. Purpose. The provisions of this section are intended to provide opportunities to increase the supply of smaller dwelling units and rental housing units by allowing the creation of subdivisions with smaller lots and dwellings, and to establish design and development standards for these projects to ensure that they are compatible with the surrounding neighborhood, where the General Plan anticipates no change to existing neighborhood character.
- B. Location. A small lot subdivision shall not be allowed where the review authority determines that public utilities and services are inadequate.
- C. Project review and approval. A proposed small lot subdivision shall be reviewed in compliance with Section 20-52.050 (Conditional Use Permit), and a Tentative Map in compliance with the Subdivision Ordinance (City Code Title 19).
- D. Permit requirements. A Minor Conditional Use Permit for a small lot project shall be reviewed and approved by the applicable review authority prior to the approval of a Tentative Map. Applications for a Minor Conditional Use Permit and Tentative Map approval may be submitted and considered concurrently, provided that the Conditional Use Permit is first approved. The Minor Conditional Use Permit shall be prepared, filed, processed, and approved or disapproved in compliance with Section 20-52.050 (Conditional Use Permit).
- E. Allowable land uses and permit requirements. A small lot project may be developed with, and used for, only the land uses allowed by the zoning district applicable to the site, except as the range of allowed uses may be limited by a Minor Conditional Use Permit approval.
- F. Site planning and project design standards.
1. Allowed lot configurations. A small lot project may be designed to include zero lot lines, angled Z lots, zipper lots, alternate-width lots, quad lots, and

motor court lots.

2. Maximum density. A small lot project shall not exceed maximum density allowed by the applicable zoning district, or 18 units per acre, whichever is less.
3. Minimum lot area. Except for attached single-family units (e.g., townhouses), or rowhouses, minimum lot area may range from 2,000 to 6,000 square feet. A project that is larger than three acres shall be designed to provide a variety of lot configurations and lot sizes.
4. Setback requirements. Each small lot project shall comply with the following setback requirements, provided that an applicant may propose, and the review authority may approve different setbacks, if the review authority determines that the alternative approach is more appropriate to the characteristics of the site and surroundings. Proposed setbacks shall be shown on the proposed site plan, including identification of proposed building areas, and areas for possible future additions to proposed housing units.
 - a. Front setback. A minimum front setback of 10 feet shall be required, provided that a one-story covered porch may project up to six feet into the setback, and provided that no front porch shall have a depth of less than six feet. Front yard setbacks shall be varied along each block face.
 - b. Side setbacks. Except for attached single-family, rowhouse, or zero lot line units, the one-story portions of a proposed structure shall be set back a minimum of four feet from side property lines, and the two-story portions of a structure shall be set back a minimum of eight feet from side property lines.
 - c. Rear setbacks. A minimum rear setback of 15 feet shall be required, except as provided for garages in Subsection F.4.d, and except where a 10-foot setback is authorized by the review authority in compliance with Subsection F.5.
 - d. Garage.
 - (1) Garage facing or near the street. A garage entrance facing a street shall be set back as follows.
 - (a) 19 feet from the rear of the public sidewalk, or 19 feet from the street property line or street plan line, whichever is greater.
 - (b) 19 feet from the back of the driveway approach on a private lane with no sidewalks.
 - (2) Garage near the rear lot line.
 - (a) A garage entrance facing an alley shall be placed either at a point three to five feet from the edge of the alley, or at a point

19 feet from the edge of the alley.

- (b) A garage placed in a rear yard without alley access shall be placed a minimum of four feet from the rear or side property line.
5. Private open space. Each single-family parcel shall provide a minimum of 400 square feet of usable private open space with no dimension less than 15 feet.
 6. Height limits. Proposed structures shall not exceed a maximum height of 35 feet for primary structures. Accessory structures shall comply with Section 20-42.030 (Accessory Structures and Uses). Proposed second dwelling units shall comply with Section 20-42.130 (Residential Second Dwelling Units).
 7. Site coverage. Proposed structures shall not cover more than 65 percent of the lot.
 8. Two-story structures. Proposed dwellings other than row houses and townhouses shall be designed so that:
 - a. The floor area of a second story is no more than 50 percent of all the roofed first floor area of the dwelling (including covered porch area and an attached garage, but not a detached garage); or
 - b. 25 percent of the dwelling units in the project are one-story; or
 - c. All two-story units have one-story elements. Individual unit or project design alternatives other than those in Subsections F.8.a, b, and c above may be authorized by the applicable review authority as part of the Minor Conditional Use Permit approval.
 9. Accessory dwelling units. A residential small lot subdivision may include accessory dwelling units, provided that the units comply with the standards in Section 20-42.130 (Accessory Dwelling Units).
- G. Additions and changes to project or approved units. Subsequent expansions or additions to dwelling units not shown on the approved site plan for the project may be allowed with Minor Conditional Use Permit approval, provided that any proposed expansion is in compliance with all applicable requirements of this Section, and is not in conflict with the approved site plan.”

Section 22. Amend Santa Rosa City Code Section 20-42.160(A) to read and provide as follows:

- “A. Purpose. This section provides the conditions and requirements under which a sidewalk café, may be permitted to operate as allowed by Division 2 and with the approval of an encroachment permit on a public sidewalk within the City.”

Section 23. Amend Santa Rosa City Code Section 20-42.160(B) to read and provide as follows:

“B. Permit requirements. A sidewalk café is allowed as identified in Division 2 (Zoning Districts and Allowable Land Uses). An encroachment permit is required for all sidewalk cafés.”

Section 24. Amend Santa Rosa City Code Section 20-42.160(H) to read and provide as follows:

“H. Revocation. If a Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit is required to operate a sidewalk café, it may be revoked by the Zoning Administrator in compliance with Section 20-54.100 (Permit revocation and modification), upon finding that one or more conditions of the permit or this section have been violated or if the sidewalk café is being operated in a manner that constitutes a nuisance, or if the operation of the sidewalk café unduly impedes the movement of pedestrians. The Zoning Administrator's decision to revoke a permit for a sidewalk café may be appealed to the Planning Commission in compliance with Chapter 20-62 (Appeals).”

Section 25. Amend Santa Rosa City Code Section 20-42.164(B) to read and provide as follows:

“B. Project review and approval. A proposed SRO shall require Design Review in compliance with Section 20-52.030 and the approval of a Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit in compliance with Section 20-52.050.”

Section 26. Amend Santa Rosa City Code Section 20-42.170(B) to read and provide as follows:

“B. Enclosure required. An outdoor storage area shall be completely enclosed by a solid masonry wall and solid gate. The Director may allow the substitution of a solid wood fence, after determining that the substitution would adequately comply with the provisions of this Section.

1. The required wall or fence shall:
 - a. Be not less than six feet nor more than 10 feet in height;
 - b. Incorporate design elements to limit easy climbing and access by unauthorized persons.
2. A wall abutting a right-of-way shall comply with Section 20-30.050 (Fences, Walls, and Screening).

Section 27. Amend Santa Rosa City Code Section 20-42.170(D)(4) to read and provide as follows:

“4. If abutting a residential zoning district, be serviced between 8:00 a.m. and 6:00 p.m. to avoid being a nuisance to neighbors. Hours of operation between 6:00 p.m. and 11:00 p.m. may be authorized through Director Conditional Use Permit approval.”

Section 28. Amend Santa Rosa City Code Section 20-42.200 to read and provide as follows:

“20-42.200 Large grocery store standards.

A large grocery store use, where allowed by Division 2 (Zoning Districts and Allowable Land Uses), shall comply with the requirements of this section.

- A. **Applicability.** In addition to applicable zoning district regulations any large grocery store to be located on a site within the CN zoning district, shall be permitted only by Minor Conditional Use Permit.
- B. **Criteria for review.** In granting a Minor Conditional Use Permit for a large grocery store on a site that is not a designated community shopping center, the review authority shall consider the following information in addition to the considerations included in Section 20-52.050 of the Zoning Code:
 - 1. An analysis examining the impacts of the proposed large grocery store to similar uses at existing and planned community shopping centers in the vicinity of the project site.
 - 2. Accessibility of the site to pedestrians and bicyclists originating from nearby residential areas.
 - 3. Frequency of and access to public transportation for future shoppers and employees.”

Section 29. Amend Santa Rosa City Code Section 20-42.210 to read and provide as follows:

“20-42.210 Mobile Food Vending Facility.

- A. **Purpose.** The provisions of this Section are intended to provide conditions and requirements under which Mobile Food Vending Facilities may be permitted to operate by Director Conditional Use Permit on private properties within certain areas of the City.
- B. **Permit requirements.**
 - a. **Director Conditional Use Permit.** A Mobile Food Vending Facility shall require the approval of a Director Conditional Use Permit where allowed by Division 2 (Zoning Districts and Allowable Land Uses). The permit and approval shall comply with Section 20-54.070, Permits to run with the land.
 - b. **Business license.** A Mobile Food Vending Facility shall obtain a City business

license prior to operation.

- c. Sonoma County Environmental Health. A valid permit from the Sonoma County Environmental Health Department is required for the duration of business operation.
 - d. City Departments and Divisions. All necessary permits and approvals from the applicable City Departments and Divisions shall be obtained prior to operation of a Mobile Food Vending Facility.
 - e. Permit and license display. At all times while vending, a valid business license and Director Conditional Use Permit shall be displayed at the Mobile Food Vending Facility site.
- C. Location criteria and hours of operation. The following location and hours of operation requirements shall apply to all Mobile Food Vending Facilities:
- a. Location. Operation of a Mobile Food Vending Facility shall not be permitted on public property under this section unless authorized through a Special Event Permit. For Street Vending on public property see City Code Section 6-48.050, Street Vendor Regulations, and applicable State legislation for Mobile Food Vending Facilities on public property. Mobile Food Vending Facilities on private property are allowed pursuant to Section B.1. above.
 - b. Concentration. Multiple Mobile Food Vending Facilities may be permitted on a single parcel, as determined by the Director Conditional Use Permit.
 - c. Hours. Hours of operation for mobile food facility businesses shall be determined by Director Conditional Use Permit.
- D. Standards and design criteria. The following standards and design criteria shall apply to all Mobile Food Vending Facilities:
- a. The proposed location is on an improved property, does not interfere with the operation of any approved uses on the site;
 - b. The site on the property designated for the Mobile Food Vending Facility must be paved, including the area for associated parking and accessory structures;
 - c. Mobile Food Vending Facilities shall maintain their immediate sales location in a clean and hazard free condition;
 - d. Mobile Food Vending Facilities shall follow the Zero Waste Food Ware Ordinance, Chapter 9-30, including maintaining covered garbage, recycling, and compost containers immediately adjacent to the vending location for customer use; and other applicable Zero Waste regulations;
 - e. The Mobile Food Vending Facility shall comply with Chapter 17-12, Storm Water Ordinance;

- f. Applications for a Mobile Food Vending Facilities shall include the location and description of any proposed outdoor dining area, including tables, chairs and shade structures, number of Mobile Food Facilities, and information pertaining to the related Food and Beverage Product Manufacturing site, Cottage Food Operation, or other affiliated commissary;
 - g. The operation shall comply with Chapter 17-16, Noise Ordinance, and the Noise and Safety Element of the Santa Rosa General Plan;
 - h. An agreement for the use of permanent properly operating restroom facilities within 200 feet of the Mobile Food Vending Facility's location shall be maintained at all times for employees.
 - i. All signage shall be located on the vending equipment and is subject to the requirements of Chapter 20-38, Signs;
 - j. Mobile Food Vending Facilities shall follow Local and State regulations for alcoholic beverages and cannabis products sales;
 - k. Mobile Food Vending Facilities cooking food shall at all times maintain a working fire extinguisher(s) of the appropriate type and rating at the vending location;
 - l. Mobile Food Vending Facilities operating within a parking lot shall not inhibit traffic circulation and shall maintain the minimum required on-site parking spaces for the principal use on the property; and
 - m. After the permitted hours of operation, all mobile vending equipment, including the mobile unit itself and any associated dining furniture, shall be stored off site or within an approved, enclosed structure on site unless otherwise approved through a Director Conditional Use Permit. Associated temporary structures and dining furniture are subject to Fire Department review and approval.
- E. Sites with Multiple or New Mobile Food Vending Facilities.
- a. New Mobile Food Vending Facilities on sites with an approved Director Conditional Use Permit that have no current Mobile Food Vendor operating, shall obtain a Zoning Clearance to operate on the site. The new Mobile Food Vending Facility must operate in the same location on site of the previous Mobile Food Vending Facility as indicated on the approved plans.
 - b. Mobile Food Vending Facilities on sites with multiple facilities must stay in the locations indicated on the approved plans.
 - c. Sites that have Mobile Food Vending Facilities that rotate throughout the day must operate within the same approved locations on site. An agreement between the rotating operators will be required for the timely transition between the different Mobile Food Vending Facilities. New Mobile Food Vending Facilities on sites with rotating facilities shall obtain a Zoning

Clearance to operate under the Director Conditional Use Permit.

- d. Changes to the existing Director Conditional Use Permit, including increasing the number of Mobile Food Vending Facilities on a site, can be conducted through Section 20-54.060 (Changes to an Approved Project).
- F. Existing Mobile Food Vending Facilities. Conditions of Approval on previously issued Conditional Use Permits for Mobile Food Vending Facilities that required a new Director Conditional Use Permit for a change in operator are not enforced and procedures shall follow Section 20-54.070, Permits to run with the land.
- G. Exempt Compact Mobile Food Operation. Per Section 20- 21. 040, no land use approvals are required, per Section 20- 21. 040 (Exemptions from land use requirements) if the following requirements and standards are met:
 - a. Shall obtain a Business Tax Certificate.
 - b. Shall meet all requirements of the Sonoma County Environmental Health Department.
 - c. Shall obtain an agreement with the property owner to operate.
 - d. Shall only operate between the hours of 6 a.m. to 11 p.m.
 - e. Shall not exceed a maximum of 25 square-feet for the selling and display area.
 - f. Shall provide food storage 6-inches from ground and overhead protection.
 - g. Shall comply with the Zero Waste Food Ware Ordinance.
 - h. Shall only sell and handle prepacked food and whole uncut produce, as defined by the California Retail Food Code.”

Section 30. Amend Santa Rosa City Code Section 20-50.020, Table 5-1 to read and provide as follows:

Table 5-1 - Review Authority						
Role of Review Authority						
Type of Action	Director	Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Administrative and Amendment Decisions						
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Decision				Appeal	
Development Agreement	Recommend				Recommend	Decision
Zoning Code Interpretation		Decision			Appeal (1)	Appeal
General Plan Amendment	Recommend				Recommend	Decision

Table 5-1 - Review Authority

Role of Review Authority						
Type of Action	Director	Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Request for Reasonable Accommodation		Decision			Appeal	
Zoning Code Amendment					Recommend	Decision
Zoning Map Amendment					Recommend	Decision
Concept Review						
Landmark Alteration Concept Review			Comment			
Design Review Concept Review			Comment			
Land Use Permits/Development Decisions						
Major Conditional Use Permit	Recommend				Decision	Appeal
Minor Conditional Use Permit	Recommend	Decision			Appeal	
Director Conditional Use Permit	Decision				Appeal	
Design Review—Major	Recommend		Decision			Appeal
Design Review— Minor		Decision	Appeal			
Design Review— Director	Decision		Appeal			
Density Bonus/ Affordable Housing Incentives	Decision				Appeal	
Supplemental Density Bonus		Decision			Appeal	
Hillside Permit—Major	Recommend				Decision	Appeal
Hillside Permit—Minor	Recommend	Decision			Appeal (1)	
Hillside Permit— Director	Decision				Appeal (1)	
Sign Permit	Decision		Appeal			
Sign Program	Decision		Appeal			
Sign Variance		Decision	Appeal			
Temporary Use Permit	Decision				Appeal	

Table 5-1 - Review Authority						
Role of Review Authority						
Type of Action	Director	Zoning Administrator	DRPB	Subdivision Committee	Planning Commission	City Council
Tree Permit	Decision				Appeal	Appeal
Variance	Recommend				Decision	Appeal
Minor Variance		Decision			Appeal (1)	
Administrative or Minor Adjustment	Decision				Appeal (1)	
Zoning Clearance	Decision				Appeal	
Historic and Cultural Preservation Decisions						
Landmark or Preservation District Designation			Recommend			Decision
Landmark Alteration Permit—Major			Decision			Appeal
Landmark Alteration Permit—Minor		Decision	Appeal			
Landmark Alteration Permit—Director	Decision		Appeal			
Subdivision Decisions (refer to City Code Title 19)						
Certificate of Compliance	Decision					Appeal
Lot Line Adjustments	Decision					Appeal
Parcel Mergers	Decision					Appeal
Reversions to Acreage	Recommend				Decision	Appeal
Tentative Parcel Maps and Extensions	Recommend			Decision	Appeal	Appeal
Tentative Maps and Extensions	Recommend				Decision	Appeal
Notes:						
(1) Commission makes decision if matter is referred to Commission by Director or Zoning Administrator, in which case appeals are then elevated to the next higher.						

Section 31. Amend Santa Rosa City Code Section 20-52.040(D) to read and provide as follows:

- “D. Allowed temporary activities. The following temporary activities and structures may be allowed within the specified time limits, but in no case for more than 12 months, subject
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to the issuance of a Temporary Use Permit by the Director. Other temporary or short-term activities that do not fall within the categories defined below shall instead comply with the land use permit requirements and development standards that otherwise apply to the property.

1. Car washes. Car washes conducted by a qualifying sponsoring organization on nonresidential properties. Sponsorship shall be limited to educational, fraternal, religious, or service organizations directly engaged in civic or charitable efforts, or to tax exempt organizations in compliance with 501(c) of the Federal Internal Revenue Code.
2. Construction yards—Off-site. Off-site contractors' construction yards, including a work trailer in conjunction with an approved construction project. The permit shall expire and the construction yard shall be removed immediately upon completion of the construction project, or the expiration of the companion Building Permit, authorizing the construction project, whichever first occurs.
3. Pop-up retail, including general retail, restaurants, entertainment, arts activity, or other similar activity as determined by the Director, for a 12-month period, with up to two one-year extensions, for a maximum of three (3) years, when located within an existing structure(s) or temporary structure(s) (no construction of new permanent structures/facilities).
4. Interim activities on vacant or underutilized sites, when located within an existing structure(s) or temporary structure(s) (no construction of new permanent structures/facilities), including arts activities and general entertainment, or similar activities as determined by the Director, for a 12-month period, with up to two one-year extensions, for a maximum of three (3) years, when conducted on non-residential properties.
5. Events. Limited duration activities including, but not limited to, arts and crafts exhibits, carnivals, circuses, concerts, fairs, farmers' markets, festivals, flea markets, food events, outdoor entertainment/sporting events, street performing (busking), rodeos, rummage sales, secondhand sales, and swap meets for up to 30 consecutive days, or 36 weekend days, within a 12-month period, when conducted on non-residential properties.
6. Outdoor displays and sales. The temporary outdoor display and sales of merchandise, in compliance with Section 20-42.110 (Outdoor Display and Sales) when conducted on non-residential properties.
7. Seasonal sales lots. Seasonal sales activities (e.g., Halloween, Thanksgiving, Christmas, etc.) including temporary residence/security trailers, on non-residential properties, for up to 60 days and four times within a 12-month period.

8. Temporary auto sales. The temporary outdoor sales of motorized vehicles may occur on any paved site within a CG, CV or CSC zone for a period of three consecutive days every three months not to exceed 36 days in a calendar year. The temporary sale may be set up one day prior to the three-day sale and taken down one day following the sale.
9. Temporary parking lots. Temporary, unpaved parking facilities are allowed subject to the following conditions:
 - a. The temporary parking facility must be located on the same parcel or contiguous parcel as the principal use, and have access only through the principal use.
 - b. The temporary parking facility may be located on a noncontiguous parcel when it serves certain public, semi-public, or educational land uses.
 - c. The Temporary Use Permit may be granted for an initial period not to exceed three years with a possible one-year extension.
 - d. In reviewing the Temporary Use Permit, the review authority may attach conditions for fencing, drainage, dust control and other items as necessary to assure compatibility with surrounding uses and minimize potential adverse effects.
10. Temporary real estate sales offices. A temporary real estate sales office may be established within the area of an approved development project, solely for the first sale of homes. An application for a temporary real estate office may be approved for a maximum of 12 months from the date of approval.
11. Temporary structures. A temporary classroom, office, or similar structure (non-residential), including a manufactured or mobile unit, may be approved for a maximum of 12 months from the date of approval, as an accessory use or as the first phase of a development project.
12. Temporary work trailers. A trailer or mobile home used as a temporary work site for employees of a business (not for habitation):
 - a. During construction or remodeling of a permanent commercial or manufacturing structure for a maximum of 12 months, or upon expiration of the Building Permit, whichever first occurs; or
 - b. Upon demonstration by the applicant that the temporary work site is a short-term necessity for a maximum of 12 months, while a permanent work site is being obtained.

13. Similar temporary activities. Similar temporary activities that the Director determines are compatible with the zoning district and surrounding land uses.
14. Temporary uses and structures allowed under Chapter 20-35, Resilient City Standards. Temporary Housing and Temporary Storage are allowed uses and must follow standards and requirements listed in Chapter 20-35.
15. Seasonal/Temporary Farmworker Housing shall only be permitted as an accessory temporary use to the primary land use “Crop Production, Horticulture, Orchard, Vineyard” and follow the requirements of the Employee Housing Act (Health & Safety Code § 17000 et seq.).”

Section 32. Amend Santa Rosa City Code Section 20-52.040(H) to read and provide as follows:

- “H. Post approval procedures. The procedures relating to appeals, performance guarantees, and revocation in Division 6 (Zoning Code Administration) shall apply following the approval of a Temporary Use Permit application.
1. Condition of the site following temporary activity. Each site occupied by a temporary activity shall be cleaned of debris, litter, or other evidence of the temporary activity on completion or removal of the activity, and shall thereafter be used in compliance with the provisions of this Zoning Code. A performance security in a form and amount acceptable to the Director may be required before initiation of the activity to ensure cleanup after the activity is finished.
 2. Performance security for temporary structures. Before issuance of a Temporary Use Permit the applicant shall provide performance security in a form and amount acceptable to the Director to guarantee removal of all temporary structures within 30 days following the expiration of the Temporary Use Permit.
 3. Extensions of Temporary Use Permits prohibited. Unless specifically noted in Section 20-52.040(D), the term of a Temporary Use Permit may not be extended. Applicants for activities that would exceed the allowed terms identified in Subsection D (Allowed temporary activities) shall file for a Director, Minor or Major Conditional Use Permit, rather than a Temporary Use Permit, in compliance with Section 20-52.050.
 4. Required lapse of time for Temporary Use Permits. Except for seasonal sales lots, events, pop-up retail, and interim activities on vacant or underutilized sites, a minimum of 30 days shall pass between the expiration of a Temporary Use Permit and the issuance of a new and similar Temporary Use Permit for the same property, or the actual removal of the materials and structures associated with the former activity, whichever last occurs.”

Section 33. Amend Santa Rosa City Code Section 20-52.050 to read and provide as follows:

“20-52.050 Conditional Use Permit.

- A. Purpose. Major Conditional Use Permits, Minor Conditional Use Permits, and Director Conditional Use Permits provide a process for reviewing land use activities that may be desirable in the applicable zoning district, but whose effect on the site and surroundings cannot be determined before being proposed for a particular location.
- B. Applicability.
 - 1. When required. A Major Conditional Use Permit, Minor Conditional Use Permit, or Director Conditional Use Permit is required to authorize proposed land uses identified by Division 2 (Zoning Districts and Allowable Land Uses) as being allowable in the applicable zoning district subject to the approval of a Major Conditional Use Permit, Minor Conditional Use Permit, or Director Conditional Use Permit by the designated review authority.
 - 2. Scope of review. The review of a Major Conditional Use Permit, Minor Conditional Use Permit, or Director Conditional Use Permit application shall include all other land use activities occurring on the subject parcel.
- C. Review authority.
 - 1. Major Conditional Use Permits. The Commission may approve, conditionally approve, or deny an application for a Major Conditional Use Permit.
 - 2. Minor Conditional Use Permits. The Zoning Administrator may approve, conditionally approve, or deny an application for a Minor Conditional Use Permit.
 - 3. Director Conditional Use Permits. The Director, or designee, may approve, conditionally approve, or deny an application for a Director Conditional Use Permit.
- D. Application requirements. An application for a Major Conditional Use Permit, Minor Conditional Use Permit, or Director Conditional Use Permit shall be filed in compliance with Chapter 20-50 (Permit Application Filing and Processing). The application shall be accompanied by the information identified in the Department handout for Major Conditional Use Permit, Minor Conditional Use Permit, or Director Conditional Use Permit applications. It is the responsibility of the applicant to provide evidence in support of the findings required by Subsection F (Findings and decision), below.
- E. Project notice and hearing.
 - 1. Major Conditional Use Permits—Public notice and hearing required. The Commission shall conduct a public hearing on an application for a Major Conditional

Use Permit before a decision on the application. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 20-66 (Public Hearings).

2. Minor Conditional Use Permits—Public notice required. Before a decision on a Minor Conditional Use Permit, the Department shall provide notice in compliance with Chapter 20-66 (Public Hearings).
 - a. Public notice. The notice shall state that the Zoning Administrator will decide whether to approve or disapprove the Minor Conditional Use Permit application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person before the specified date for the decision.
 - b. Hearing. When a hearing is requested, notice of the hearing shall be provided in compliance with Chapter 20-66, and the Zoning Administrator shall conduct the public hearing before a decision on the application in compliance with Chapter 20-66.
 - c. Review authority referral. The Director may defer any decision and refer the request to the Planning Commission, pursuant to Zoning Code Section 20-50.020, Authority for Land Use and Zoning Decisions.
3. Director Conditional Use Permits—Public notice required, no public meeting or hearing required. Before a decision on a Director Conditional Use Permit, the Department shall provide notice in compliance with Section 20-66.020(C)(1) (Mailed Notice). No public meeting or public hearing shall be required, unless requested by a member of the public or the applicant prior to final action by the Director.
 - a. Public notice. At least fourteen (14) calendar days prior to taking action on any proposed Director Conditional Use Permit, the Department shall notify, by mail, a Notice of Pending Action to all persons or entities as set forth in Section 20-66.020.(C)(1). The Notice of Action shall include the address of the subject property, a brief description of the proposed project, a brief description of the proposed Director’s decision, the date the decision will be final, if no hearing is requested, and a description of how to request a public hearing.
 - b. Decision final. The Director’s decision shall become final fourteen (14) calendar days after the date notice is mailed, unless a request for a public hearing is filed. Any member of the public, including the applicant, may request a public hearing with the Zoning Administrator by filing a written request with the Planning and Economic Development Department. Any required public hearing fees required by the City’s adopted Fee Schedule shall be paid by the applicant prior to scheduling of the public hearing.

- c. Review authority referral. The Director may defer any decision and refer the request to the Zoning Administrator or Planning Commission pursuant to Zoning Code Section 20-50.020, Authority for Land Use and Zoning Decisions.
- d. Review authority delegation. The Director may delegate the responsibilities of the Director to assigned Department staff pursuant to Zoning Code Section 20-60.080, Director of Planning and Economic Development.

F. Findings and decision. The review authority may approve or deny an application for Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit. The review authority shall record the decision and the findings on which the decision is based. The review authority may approve a Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit only after first finding all of the following:

- 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 Plan and any applicable specific plan;
- 3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
- 4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- 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; and
- 6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

G. Issuance and duration.

- 1. Issuance of the permit. Upon the approval of an application, the review authority shall authorize the issuance of a Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit, with or without conditions, and one copy of which shall be forwarded to:
 - a. The applicant;

- b. Any agency affected by the issuance of the permit; and
 - c. The Department files for permanent retention.
 - 2. Duration. Director Conditional Use Permit, Minor Conditional Use Permit, and Major Conditional Use Permits shall run with the land, as set forth in Section 20-54.070, or for a time period specified in the conditions of approval, or until the time a revocation of the permit is effectuated, pursuant to Zoning Code Section 20-54.100, Permit Revocation or Modification.
- H. Conditions of approval. In approving a Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit, the review authority may impose any conditions (e.g., buffers, landscaping and maintenance, off-site improvements, performance guarantees, screening, surfacing, time limits, etc.) deemed reasonable and necessary to ensure that the approval would comply with the findings required by Subsection G (Findings and decision), above.
- I. Post approval procedures. The procedures relating to appeals, performance guarantees, and revocation in Division 6 (Zoning Code Administration), in addition to those in Chapter 20-54 (Permit Implementation, Time Limits, and Extensions), shall apply following the approval of a Director Conditional Use Permit, Minor Conditional Use Permit, or Major Conditional Use Permit application.”

Section 34. Amend Santa Rosa City Code Section 20-54.050(A) to read and provide as follows:

- “A. Time limits.
- 1. Unless conditions of approval or other provisions of this Zoning Code establish a different time limit, any permit or approval not exercised within 24 months following the date on which the permit or approval was granted shall automatically expire and shall be void, except when associated with an approved Tentative Map in compliance with Subsection (A)(2), or where an extension of time is approved in compliance with Subsection B.
 - 2. All approved project entitlements, such as a Conditional Use Permit or Hillside Development Permit, associated with an approved Tentative Map shall remain effective concurrent with the period of time the Tentative Map is in effect. If an extension of time is requested for the associated Tentative Map, a similar extension of time for all associated entitlements shall be required and shall be processed concurrently with the Tentative Map extension request.
 - 3. The permit or approval shall not be deemed "exercised" until the permittee has substantially commenced the approved use on the site in compliance with the conditions of approval or a Building Permit has been issued involving the permit or approval and construction under the permit has commenced and is diligently

pursued toward completion on the subject property.

4. The permit or approval shall remain valid after it has been exercised as long as a Building Permit is active for the project, or a final building inspection or Certificate of Occupancy has been granted.
5. If a project is to be developed in approved phases, each subsequent phase shall be exercised within 24 months from the date that the previous phase was exercised, unless otherwise specified in the permit or approval, or the permit or approval shall automatically expire and shall be void, except where an extension of time is approved in compliance with Subsection B.”

Section 35. Amend Santa Rosa City Code Section 20-54.070 to read and provide as follows:

“20-54.070 Permits to run with the land.

A permit or approval (e.g., Conditional Use Permit, Temporary Use Permit, Variance, etc.) granted in compliance with this Zoning Code shall continue to be valid upon a change of ownership (e.g., of the site, structure, or use that was the subject of the permit or approval application), provided that the use remains in compliance with all applicable provisions of this Zoning Code and any conditions of approval.”

Section 36. Amend Santa Rosa City Code Section 20-61.030(C) to read and provide as follows:

- “C. Nonconforming structures and voluntary repair and maintenance. The ordinary and normal repair and maintenance work that may be required to keep a nonconforming structure in sound condition may be made in compliance with this Subparagraph. A nonconforming structure may undergo ordinary and normal repair and maintenance only in the following manner:
1. Minor repair. Minor normal repair and maintenance may be made to a nonconforming structure:
 - a. Provided that no structural alterations are made (exception: see Subparagraph (C)(1)(b), immediately below), and the work does not exceed 50 percent of the current market value of the structure during any calendar year;
 - b. For purpose of this Subparagraph the cost of any required foundation work shall not be counted within the 50 percent limitation.
 2. Major repair. Major repair to a nonconforming structure, when the cost of repairing or replacing the damaged portion of the structure exceeds 50 percent of the current market value of the structure, before damage or destruction, may occur with Director Conditional Use Permit approval, where the review authority first determines that the major repairs are necessary to correct potential hazards

to public health or safety.

3. Other voluntary modifications. The addition, enlargement, extension, reconstruction, or structural alteration of a nonconforming structure may be allowed with Director Conditional Use Permit approval; provided that the review authority determines that the modification is necessary to secure added safety or to reduce the fire hazard and/or to secure aesthetic advantages through the alignment, architecture, or closer conformity to surrounding allowed structures in the immediate neighborhood, and only in compliance with Subparagraphs (C)(1) and (C)(2), above.”

Section 37. Amend Santa Rosa City Code Section 20-62.030, Table 6-1 to read and provide as follows:

TABLE 6-1—APPEAL REVIEW AUTHORITY			
Permit Type	Review Authority	Appeal Body	City Code Section
Accessory Dwelling Unit or Junior Accessory Dwelling Unit	Director	Commission	20-42.130
Major Conditional Use Permit	Commission	Council	20-52.050
Minor Conditional Use Permit	Zoning Administrator	Commission	20-52.050
Director Conditional Use Permit	Director	Commission	20-52.050
Temporary Use Permit	Director	Commission	20-52.040
Design Review—Major	DRPB	Council	20-52.030
Design Review—Minor	Zoning Administrator	DRPB	20-52.030
Design Review —Director	Director	DRPB	20-35.060 and 20-52.030
Streamlined Design Review	Zoning Administrator	Council	20-52.030
Density Bonus	Director	Commission	20-31
Supplemental Density Bonus	Zoning Administrator	Commission	20-31
Hillside Development Permit—Major	Commission	Council	20-32.060
Hillside Development Permit—Minor	Zoning Administrator	Commission	20-32.060
Hillside Development Permit —Director	Director	Commission	20-35.060 and 20-32.060
Landmark Alteration Permit—Major	DRPB	Council	20-58
Landmark Alteration Permit—Minor	Zoning Administrator	DRPB	20-58

TABLE 6-1—APPEAL REVIEW AUTHORITY

Permit Type	Review Authority	Appeal Body	City Code Section
Landmark Alteration Permit—Director	Director	DRPB	20-35.060 and 20-58
Variance—Major	Commission	Council	20-52.060
Variance—Minor	Zoning Administrator	Commission	20-52.060
Administrative or Minor Adjustment	Director	Commission	20-52.060
Parcel Maps and Extensions	Subdivision Committee	Commission	19-32.050
Tentative Map and Extensions	Commission	Council	19-24.100
Request for Reasonable Accommodation	Zoning Administrator	Commission	20-63
Sign Permit or Program	Director	DRPB	20-38.030
Sign Variance	Zoning Administrator	DRPB	20-52.060
Surface Mining	Commission	Council	17-32.170
Tree Permit	Director	Commission (Appeal 1) / Council (Appeal 2)	17-24.090
Zoning Clearance	Director	Commission	20-52.020
Zoning Code Interpretation	Zoning Administrator	Commission (Appeal 1) / Council (Appeal 2)	20-12

Section 38. Amend Santa Rosa City Code Section 20-70.020(C) to amend and add the following definitions to appear within the section in alphabetical order:

“Catering Service. A business that prepares and delivers food for consumption on the premises of a client. Does not include Mobile Food Vending Facilities. See also "Restaurant, Café, Coffee Shop."

Check Cashing Stores. A check cashing store is a financial service business that converts checks (like payroll, government, or personal checks) into immediate cash for a fee, serving people without traditional bank accounts or those needing quick access to funds. They offer instant liquidity but charge processing fees, often a percentage of the check's value.

Commercial Kitchen. Any Sonoma County Environmental Health Department licensed and inspected kitchen facility, usually large and commercially-outfitted, for the centralized preparation of food for distribution.

Commissary. A County of Sonoma Environmental Health & Safety and City-approved food facility that services Mobile Food Vending Facilities or vending machines where any of the following occur:

1. Food, utensils, or supplies are stored.
2. Food is prepared or prepackaged for sale or service at other locations.
3. Utensils and equipment are cleaned.

4. Liquid and solid wastes are disposed, or potable water is obtained.

Any Commercial Kitchen, including restaurants, can operate as a Commissary.”

Section 39. Amend Santa Rosa City Code Section 20-70.020(G) to amend the following definition to appear within the section in alphabetical order:

“General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include:

- Antique stores
- Art galleries, retail
- Art supplies, including framing services
- Auction rooms
- Bicycles
- Books, magazines, and newspapers
- Cameras and photographic supplies
- Clothing, shoes, and accessories
- Collectibles (cards, coins, comics, stamps, etc.)
- Convenience stores
- Department stores
- Drug stores and pharmacies
- Dry goods
- Fabrics and sewing supplies
- Florists and houseplant stores (indoor sales only – outdoor sales are “Building and Landscape Materials Sales”)
- Hardware stores
- Hobby materials
- Industrial hemp derived products
- Jewelry
- Luggage and leather goods
- Musical instruments, parts and accessories
- Optics (prescription glasses, sunglasses, etc.)
- Orthopedic supplies
- Pet supplies
- Recreation equipment, bicycles, and kayak rentals
- Religious goods
- Small wares
- Specialty shops, including specialty food shops such as seafood or meat markets, retail bakeries, and similar uses
- Sporting goods and equipment
- Stationary
- Toys and games
- Variety stores

See also “Furniture, Furnishings, Appliance/Equipment Store”.”

Section 40. Amend Santa Rosa City Code Section 20-70.020(K) to amend the following definition to appear within the section in alphabetical order:

“Kennel, Animal Boarding. A commercial facility for the grooming, keeping, boarding, or maintaining of five or more dogs (four months of age or older), or five or more cats. Includes pet day care services and pet adoption services. Does not include pets for sale as an ancillary use in pet supply shops, or patients in animal hospitals. See also “General Retail (pet supplies)”, "Medical Service—Veterinary Clinic, Animal Hospital", and “Personal Services (pet grooming with no boarding)”.”

Section 41. Amend Santa Rosa City Code Section 20-70.020(M) to amend and add the following definitions to appear within the section in alphabetical order:

“Manufacturing/Processing—Light. A facility accommodating manufacturing processes involving and/or producing: apparel; food and beverage products; electronic, optical, and instrumentation products; ice; jewelry; and musical instruments. Light manufacturing also includes other establishments engaged in the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. Examples of light manufacturing uses include the following.

1. **Clothing and Fabric Product Manufacturing.** An establishment that assembles clothing, draperies, and/or other products by cutting and sewing purchased textile fabrics, and related materials including leather, rubberized fabrics, plastics and furs. Does not include custom tailors and dressmakers not operating as a factory and not located on the site of a clothing store (see "Personal Services"). See also, "Manufacturing/Processing—Heavy—Textile and Leather Product Manufacturing."
2. **Electronics, Equipment, and Appliance Manufacturing.** An establishment that manufactures equipment, apparatus, and/or supplies for the generation, storage, transmission, transformation and use of electrical energy, including:
 - appliances including stoves/ovens, refrigerators, freezers, laundry equipment, fans, vacuum cleaners, sewing machines
 - aviation instruments
 - computers, computer components, peripherals
 - electrical transmission and distribution equipment
 - electronic components and accessories, semiconductors, integrated circuits, related devices
 - electrical welding apparatus
 - lighting and wiring equipment such as lamps and fixtures, wiring devices, vehicle lighting

- industrial controls
- instruments for measurement, testing, analysis and control, associated sensors and accessories
- miscellaneous electrical machinery, equipment and supplies such as batteries, X-ray apparatus and tubes, electromedical and electrotherapeutic apparatus, electrical equipment for internal combustion engines
- motors and generators
- optical instruments and lenses
- photographic equipment and supplies
- radio and television receiving equipment
- surgical, medical and dental instruments, equipment, and supplies
- storage media, blank and pre-recorded, including magnetic, magneto-optical, and optical products such as compact disks (CDs), computer diskettes and hard drives, digital versatile disks (DVDs), magnetic tape products, phonograph records, etc.
- surveying and drafting instruments
- telephone and telegraph apparatus
- transformers, switch gear and switchboards
- watches and clocks

Does not include testing laboratories (soils, materials testing, etc.) (see "Business Support Services"), or research and development facilities separate from manufacturing (see "Research and Development").

3. **Food and Beverage Product Manufacturing.** Manufacturing establishments producing or processing foods and beverages for human consumption, and certain related products. Examples of these uses include:

- bottling plants
- bread factories
- candy, sugar and confectionery products manufacturing
- catering services separate from stores or restaurants
- coffee roasting
- dairy products manufacturing
- distilled spirits production—including on-site tasting of spirits and direct retail sale of spirits consistent with the regulations of the Alcoholic Beverage Control (ABC) and the Bureau of Alcohol, Tobacco, and Firearms (ATF).
- fats and oil product manufacturing
- fruit and vegetable canning, preserving, related processing
- grain mill products and by products
- meat, poultry, and seafood canning, curing, byproduct processing
- soft drink production
- miscellaneous food item preparation from raw products
- lab-grown (cell-cultivated) meat and fish production

Does not include: bakeries (see "Restaurant, Café, Coffee Shop"— 1. "Counter Ordering"); beer brewing (see "Brewery"); or wine production (see "Winery").

4. **Handcraft Industries, Small-Scale Manufacturing.** Establishments manufacturing and/or assembling small products primarily by hand, including jewelry, pottery and other ceramics, as well as small glass and metal art and craft products, and taxidermists. Also includes manufacturing establishments producing small products not classified in another major manufacturing group, including: brooms and brushes; buttons, costume novelties; jewelry; musical instruments; pens, pencils, and other office and artists' materials; sporting and athletic goods; toys; etc.
5. **Metal Products Fabrication, Machine and Welding Shops.** An establishment engaged in the production and/or assembly of metal parts, including the production of metal cabinets and enclosures, cans and shipping containers, doors and gates, duct work, forgings and stampings, hardware and tools, plumbing fixtures and products, tanks, towers, and similar products. Examples of these uses include:
 - blacksmith and welding shops
 - plating, stripping, and coating shops
 - sheet metal shops
 - machine shops and boiler shops
6. **Paper Product Manufacturing.** An establishment that converts pre-manufactured paper or paperboard into boxes, envelopes, paper bags, wallpaper, etc., and/or that coats or glazes pre-manufactured paper. Does not include the manufacturing of pulp, paper, or paperboard (see "Manufacturing/Processing—Heavy— Pulp and Pulp Product Manufacturing").
7. **Photo/Film Processing Lab.** A facility that provides high volume and/or custom processing services for photographic negative film, transparencies, and/or prints, where the processed products are delivered to offsite retail outlets for customer pick-up. Does not include small-scale photo processing machines accessory to other retail businesses.
8. **3D Print Manufacturing.** 3D print manufacturing, or additive manufacturing (AM), is a process that builds three-dimensional objects layer-by-layer from a digital file (CAD model) by adding, fusing, or solidifying material, unlike traditional subtractive methods that cut material away. It allows for creating complex, customized parts like prototypes, tools, and end-use products in various materials (plastics, metals, resins) with less waste, enabling rapid, on-demand production across industries.

Microenterprise Home Kitchen Operation (MEHKO). A food facility that is operated by a resident in a private home where food is stored, handled, and prepared for, and may be served to, consumers, and that meets all of the requirements of the California Health and Safety Code.

Mobile Food Vending Facility. A mobile food vending facility shall mean any vehicle, trailer, an individual or from a pushcart, wagon, stand, display, pedal-driven cart, showcase, rack, or other nonmotorized conveyance.

- **Compact Mobile Food Operation (CMFO).** A food facility that operates from an individual or from a pushcart, stand, display, pedal-driven cart, wagon, showcase, rack, or other nonmotorized conveyance, as defined by the California Retail Food Code.
- **Mobile Food Facility (MFF).** Any vehicle used in conjunction with a commissary or other permanent food facility upon which food is sold or distributed at retail. "Mobile food facility" does not include a "transporter" used to transport packaged food from a food facility, or other approved source to the consumer, as defined by the California Retail Food Code.

Mobile Food Vendor. Person who owns, controls, manages or is otherwise engaged in the business of a Mobile Food Vending Facility on private property.”

Section 42. Amend Santa Rosa City Code Section 20-70.020(P) to delete the definition of “Personal Services – Restricted”.

Section 43. Amend Santa Rosa City Code Section 20-70.020(P) to amend and add the following definitions to appear within the section in alphabetical order:

“**Personal Services.** Establishments providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber and beauty shops
- clothing rental
- dry cleaning pick-up stores with limited equipment
- home electronics and small appliance repair
- laundromats (self-service laundries)
- locksmiths
- pet grooming with no boarding
- shoe repair shops
- tailors
- tanning salons
- tattoo and body piercing services
- cosmetic services (cosmetic tattoo, microblading, dermal filler, etc.)

These uses may also include accessory retail sales of products related to the services provided.

Psychic Services. Psychic services involve using claimed extrasensory perception (ESP) or heightened intuition to provide guidance, insights, or information about a person's life, relationships, or future through methods like tarot, palmistry, mediumship (spirit

communication), aura reading, and astrology, offering clarity or perspective. Examples of these uses include:

- fortune tellers
- palm and card readers
- psychics”

Section 44. Amend Santa Rosa City Code Section 20-70.020(R) to amend the following definition to appear within the section in alphabetical order:

“**Restaurant, Café, Coffee Shop.** A retail business selling ready-to-eat food and/or beverages for on or off premises consumption. These include:

1. **Counter Ordering.** An establishment where customers are served from a walk-up ordering counter for either on- or off-premises consumption. This includes retail bakeries such as a donut shop, pastry shop, cake shop, and similar types of businesses;
2. **Table Service.** An establishment where customers are served food at their tables for on-premises consumption, which may also provide food for take-out;
3. **Outdoor Dining.** An establishment with either counter ordering or table service that provides a defined outdoor area for eating, which may be a sidewalk café where allowed by Encroachment Permit;
4. **Serving Alcohol.** Any of the above restaurants, cafés, coffee shops which serve beer, wine or distilled spirits with the meal and may contain or include an incidental bar.

Note: This does not include Bar/Tavern (see "Bar/Tavern" definition).

A restaurant may include ancillary catering services or can operate as a Commissary.”

Section 45. Amend Santa Rosa City Code Section 20-70.020(S) to add the following definition to appear within the section in alphabetical order:

“**Soup Kitchen.** A soup kitchen, also referred to as a food kitchen or meal center, is a place where food is offered to those who are unhoused or otherwise in need of a meal, usually for no cost or below-market price, and are often staffed by volunteer organizations, such as church or community groups.”

Section 46. Amend Santa Rosa City Code Section 20-70.020(W) to amend the following definition to appear within the section in alphabetical order:

“**Warehouse, Wholesaling and Distribution.** These facilities include:

1. **Warehouses.** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include: warehouse,

storage or mini-storage facilities offered for rent or lease to the general public (see "Storage—Personal Storage Facilities"); warehouse facilities in which the primary purpose of storage is for wholesaling and distribution (see "Wholesaling and Distribution"); or terminal facilities for handling freight (see "Truck or Freight Terminals").

2. **Wholesaling and Distribution.** Establishments engaged in selling merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Examples of these establishments include:

- agents, merchandise or commodity brokers, and commission merchants
- assemblers, buyers and associations engaged in the cooperative marketing of farm products
- merchant wholesalers
- stores primarily selling flooring, electrical, plumbing, heating and air conditioning supplies and equipment

Also includes storage, processing, packaging, and shipping facilities for mail order and e-commerce retail establishments.”

BE IT FURTHER RESOLVED that the Planning Commission of the City of Santa Rosa recommends that the City Council adopt Zoning Code text amendments as indicated above.


REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12th day of March 2026 by the following vote:

AYES: (6) Chair Weeks, Vice Chair Duggan, Commissioner Carter, Cisco, Horton, Sanders

NOES:

ABSTAIN:

ABSENT: (1) Commissioner Pardo

APPROVED: 
Karen Weeks (Mar 13, 2026 18:23:36 PDT)
KAREN WEEKS, CHAIR

ATTEST: 
JESSICA JONES, EXECUTIVE SECRETARY









Resolution PC-RES-2026-007

Final Audit Report

2026-03-16

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