

Santa Rosa Community Farmers Market

CUP22-030

1501 Farmers Lane

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Planning and Economic Development

Minor Conditional Use permit to Extend Dates for a Temporary Event, Farmers Market, held at 1501 Farmers Lane, dates to be every Wednesday from 9 am to 1 pm, and every Saturday from 8:30 am to 1 pm.

- The farmers market sets up 1.5 hours before the market and vacates the property within 1 hour after closing time. The farmers market on Wednesday occupies one row in the parking lot located at 1501 Farmers Lane.
- On Saturdays, the farmers' market occupies 2.5 rows in the parking lot. Agricultural Community Events Farmers' Market staff is responsible for removing all garbage created by the farmers market patrons. There will be a portable toilet for the vendors and public to use.

Neighborhood Context

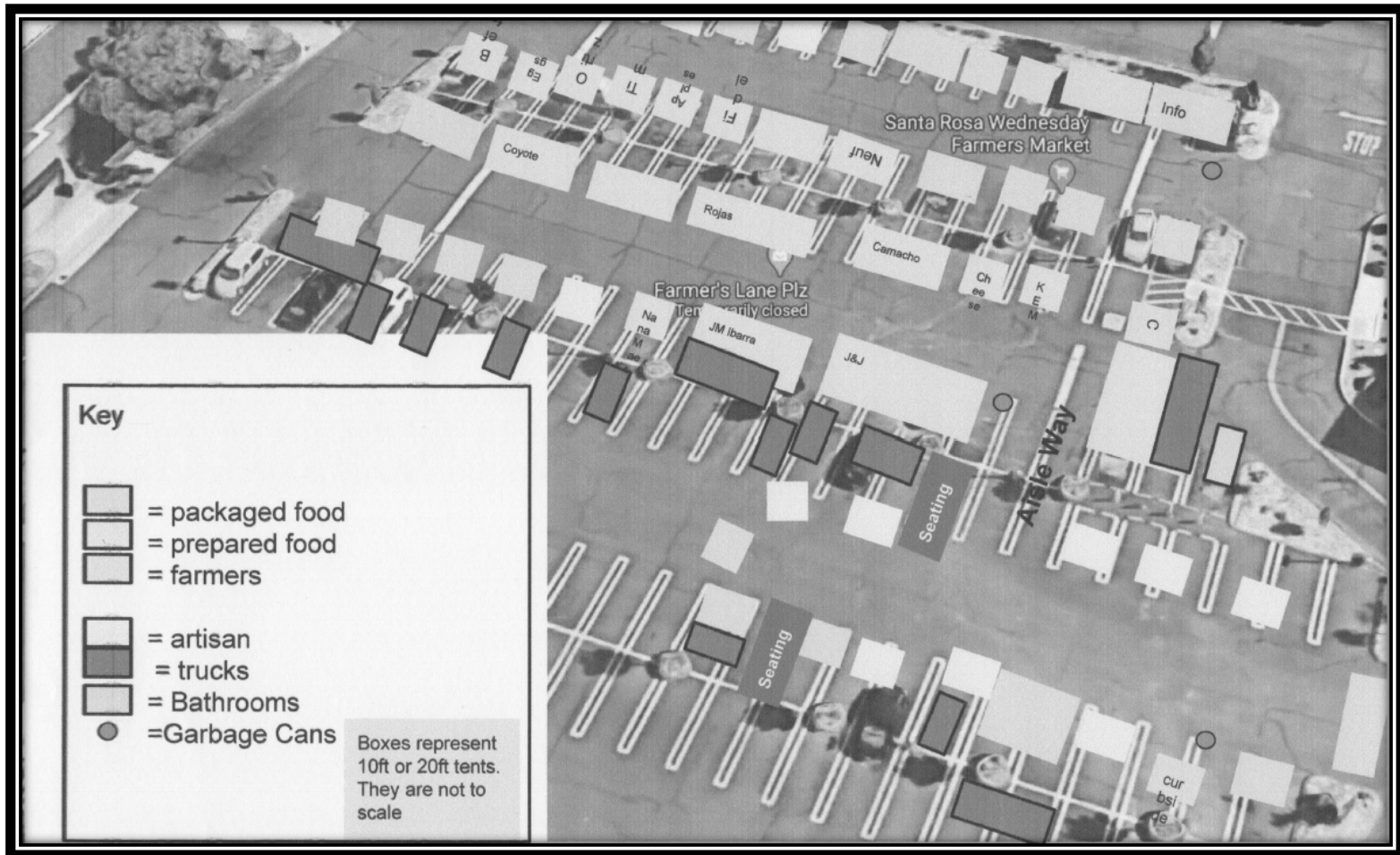
Zone: PD 0104

General Plan: Retail/Med Residential



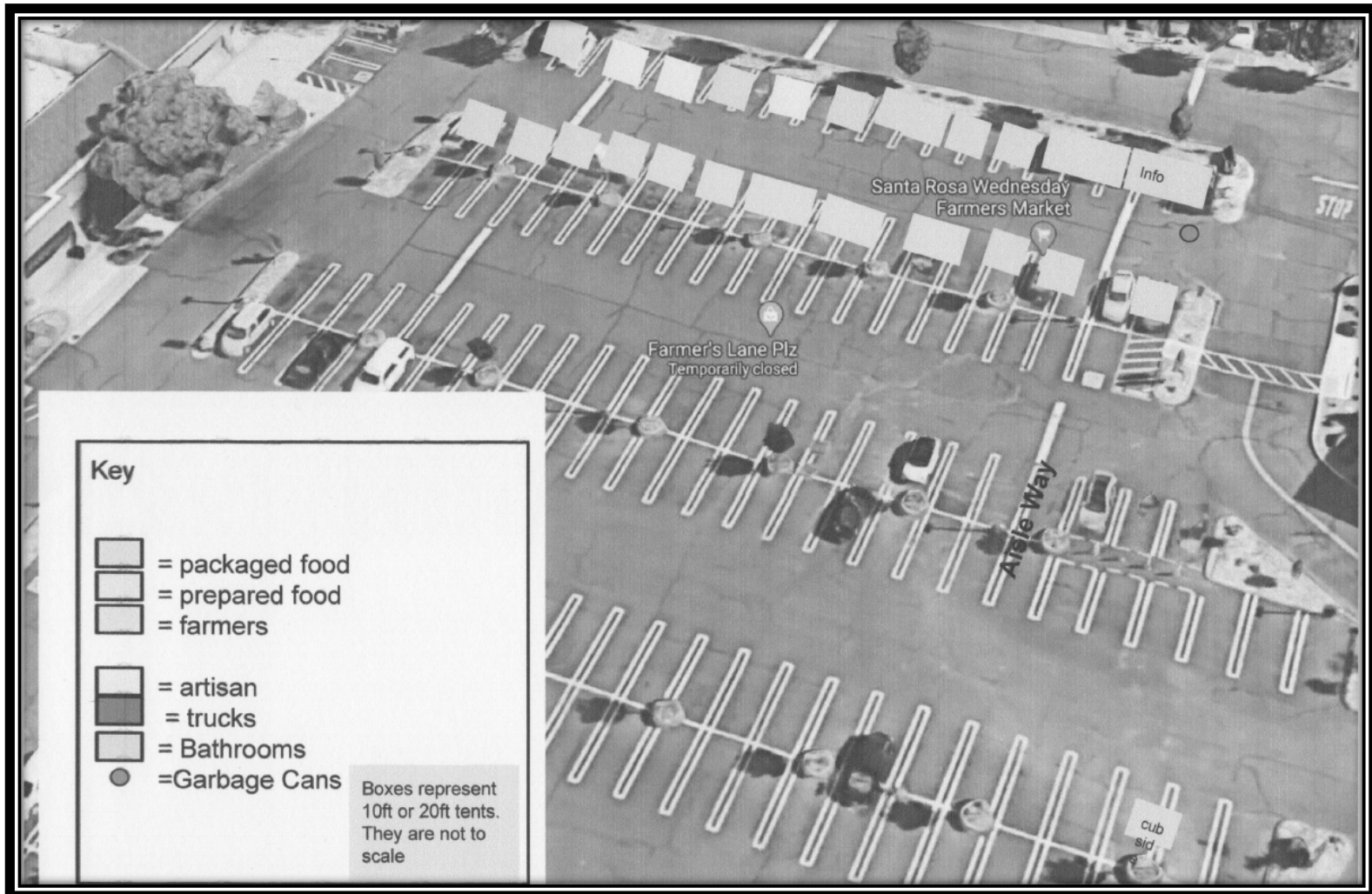
Supporting Plans – Saturday Layout

8:30 am to 1 pm



Supporting Plans – Wednesday Layout

8:30 am to 1 pm



Applicants for activities that would exceed the allowed terms identified in 20-52.040(D), Allowed temporary activities, shall file for a Conditional Use Permit, rather than a Temporary Use Permit, in compliance with Section 20-52.050.

- The Zoning Code allows farmers markets and similar activities to meet for up to seven consecutive days, or six two-day weekends, within a 12-month period. The Farmers Market will be operating twice a week every week.

Required Findings

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).

Traffic Study Conducted and Found

- Will not contribute to peak travel hours
- Existing Bicycle and Pedestrian facilities are adequate
- Will have a less-than-significant impact on Vehicle Miles Traveled (VMT)
- Will have a less-than-significant impact on emergency response times
- The existing parking lot is adequate for parking demands

- Required Parking Standard: 1 Space per 250 Sq Ft
- Required Accessible Parking Standard: 1 Space (Van) per 1-25 parking spaces.
- Saturdays – Covering 126 Parking Spaces (850 sq ft)
 - 1 Accessible Parking Space
 - 3 Required Parking Spaces
- Wednesdays – Covering 42 Parking Spaces (500 sq ft)
 - 2 Required Parking Spaces
- Total Parking Available – 434 Parking Spaces including 11 Accessible Parking Spaces.

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 – Existing Facilities

- Will be operating on the existing parking area as a temporary use
- The project site is less than 10,000 square feet, will use existing public services and facilities, and is not in an environmentally sensitive area

Class 4 Categorical Exemption pursuant to CEQA Guidelines Section 15304(e) – Minor Alterations to Land

- Minor temporary use of land having negligible effects on the environment

- There are no unresolved issues as a result of staff review.

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow the Santa Rosa Community Farmers Market at 1501 Farmers Lane.

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