

RESOLUTION NO. INSERT ZA RESO NO.

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

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

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Conditional Use Permit application to allow the proposed use for the project described above; and

WHEREAS, the Minor Conditional Use Permit approval to allow the proposed use is based on the project description and official approved exhibit dated received February 4th, 2026 and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. A small recycling collection facility is a permitted use with an approved Minor Conditional Use Permit, and the proposal complies with the Specific Standards for small collection facilities that are set out in Zoning Code Section 20-42.120. The collection facility will only occupy one parking spot, and the existing gas station will have adequate amount of parking;
2. The proposed use is consistent with the General Plan and any applicable specific plan in that the proposed Small Collection Facility helps with the General Plan Policy 5-9.5: *Meet the city's solid waste disposal needs while maximizing opportunities for waste reduction and recycling.* This small recycling facility increases the opportunity and locations where people can recycle beverage containers;
3. The design, location, size and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity. The proposed facility is located in the side parking lot of an existing gas station, which has trees along Farmers Lane that would screen the container. The proposed location of the recycling facility does not impede nor alter traffic circulation in the parking lot. Additionally, trees alongside Townview Lane screen the project from the residential uses to the east;
4. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints. The shipping container is placed near the trash enclosure away from the gas tank. The container is also placed in

a parking space that will not impact traffic flow, and the gas station still has adequate parking;

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. The project was reviewed by Building, Engineering, and Fire, and no issues were raised;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt from CEQA because this project utilizes an existing facility and only a shipping container is associated with the proposed use. Additionally, pursuant to CEQA Guidelines 15303, the project is also categorically exempt because the project consists of a small structure that does not exceed 2500 square feet nor involves the use of hazardous materials.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Obtain building permits for the proposed project.
2. No exterior signs are approved with this permit. A separate sign permit is required.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. The facility shall be clearly marked to identify the name and telephone number of the facility operator.
6. The site shall be swept and maintained in a dust-free, litter-free condition daily.
7. The facility shall be setback at least 10 feet from any street right-of-way and shall not obstruct pedestrian or vehicular circulation.
8. All recyclable materials shall be stored in containers and not be left outside of containers when the attendant is not present. The facility shall be maintain in a clean, safe, and sanitary condition and kept free of litter, loose debris, and pests on a daily basis.

This Minor Conditional Use Permit is hereby approved on April 9, 2026, for the duration of the use provided that conditions are complied with and that the use has commenced within 24 months from the approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR