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 CANNABIS CULTIVATION PROCESSING USE TO AN APPROVED DISTRIBUTION USE FOR THE PROPERTY LOCATED AT 386 YOLANDA AVENUE, SUITE A, SANTA ROSA, APN: 044-072-022, FILE NO. CUP25-005

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on February 4, 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 date stamp received January 30, 2025; and

WHEREAS, on March 21, 2019, the Zoning Administrator approved a Minor Conditional Use Permit (CUP18-161) for Cannabis Distribution Use for Trim Depot; 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. The land se designation is Light Industrial, which is intended for areas appropriate for some light industrial uses and activities that maybe incompatible with residential, retail, or office uses. The proposal is to add Cannabis Cultivation Processing to the existing Cannabis Distribution, compatible uses within the Light Industrial Zoning Designation. The proposed use also complies with the General Operating Requirements per Zoning Code Section 20-46.050;
2. The proposed use is consistent with the General Plan and any applicable specific plan. The General Plan Land Use Designation is Light Industry, which is intended to accommodate light industrial, warehousing, and heavy commercials such as manufacturing/assembly with minor nuisances. Cannabis Cultivation and Cannabis Distribution are uses that are compatible with this land use designation and its objectives;
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 existing site development is industrial in nature and intended for industrial manufacturing uses. The site also has adequate parking, lighting, and security;

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 site has adequate parking and complies with all the general operating requirements pursuant to Zoning Code Section 20-46.050;
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 has been reviewed by Building and Fire and conditioned appropriately. The proposal also has an Odor Mitigation Plan ensuring that no cannabis odor will be detectable outside the structure in which the proposed use is located and a security plan demonstrating compliance with local and state regulations;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183, the project is statutorily exempt from CEQA because the project is consistent with the General Plan. The project is also categorically exempt pursuant to CEQA Guidelines Section 15301 since the project consists of maintenance and minor alterations of an existing facility.

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. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 4:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. No exterior signs are approved with this permit. A separate sign permit is required.
4. There shall be no sales of Tobacco without a valid Tobacco Retail License and authorization from the City of Santa Rosa.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
7. Facility shall comply with the requirements of "Building and Fire Code Requirements for Cannabis Related Occupancies". See https://srcity.org/2515/Commercial-Cannabis-Application-Support . All Plant Processing and Extraction facilities shall comply with CA Fire Code Chapter 38.

8. The project is subject to the building codes in effect at time of building permit application. Building permits will be required as well as deferred submittals to the Fire Department for modifications to the building fire sprinkler system and fire alarm system (if applicable).

9. An annual Fire Department Operational Permit is required for cannabis cultivation, manufacturing, testing and laboratory, and distribution facilities.

   Annual permit submittal shall include updating of Hazardous Materials storage, use, handling, and waste records.

10. Provide a Fire Department key box (Knox box) access to the building.

11. There is an open Building Department plan submittal (B21-6596) as the result of a Code Enforcement case (CE21-0387) where storage racks were installed without obtaining a Building Permit. If those storage racks are still present, the permit and inspection process need to be completed.

12. No enrichment operations are approved as part of this CUP.

13. Storage or use of any hazardous materials (such as pool chemicals) at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Dept. for review via the California Environmental Reporting System (CERS). Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Dept. for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator permit fees.

This Minor Conditional Use Permit is hereby approved on September 18, 2025, 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