

# Sammy Smoke Shop

## Minor Conditional Use Permit

### CUP21-070

2350 Santa Rosa Avenue, Suite D

---

January 6, 2022

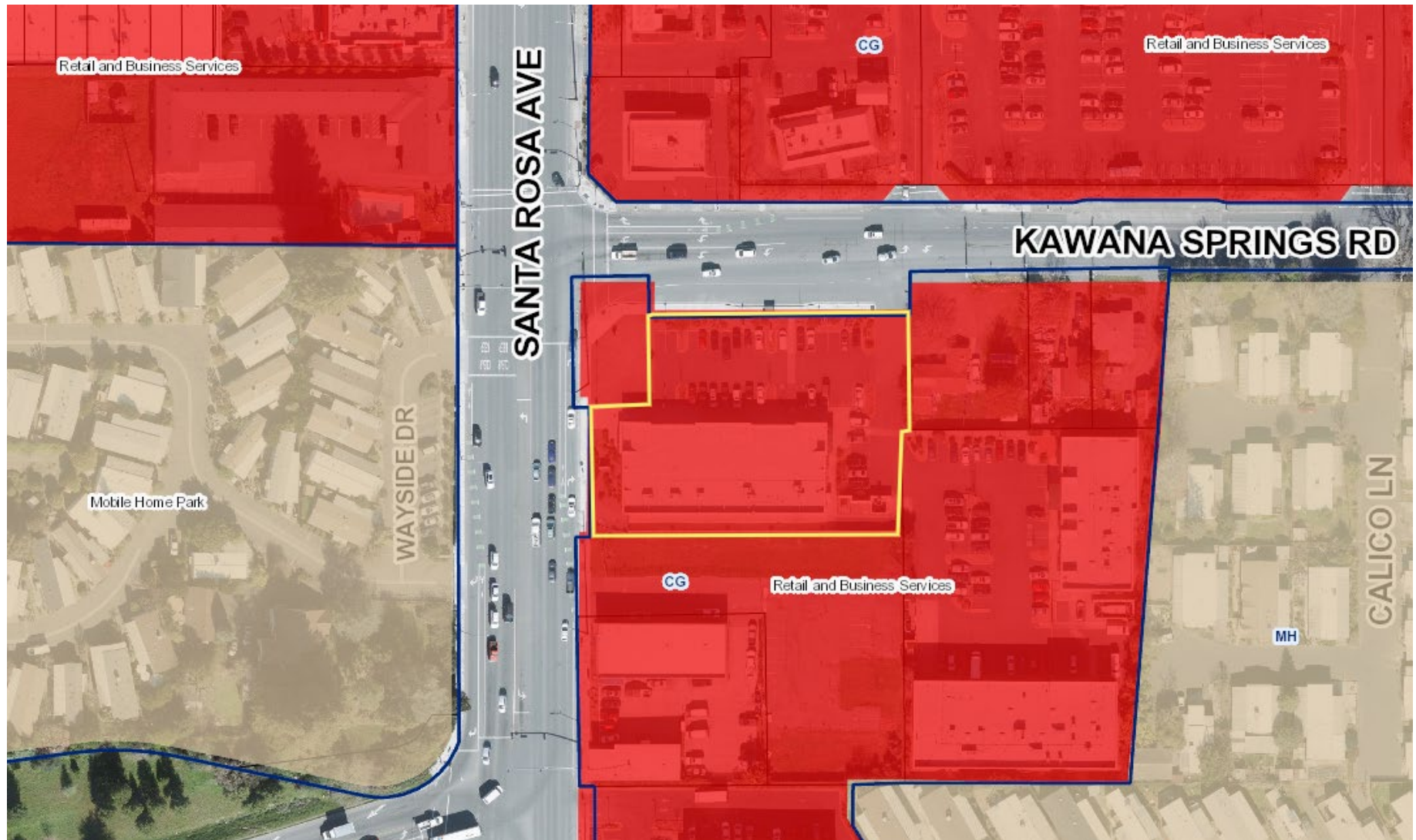
Adam Ross, City Planner  
Planning and Economic Development

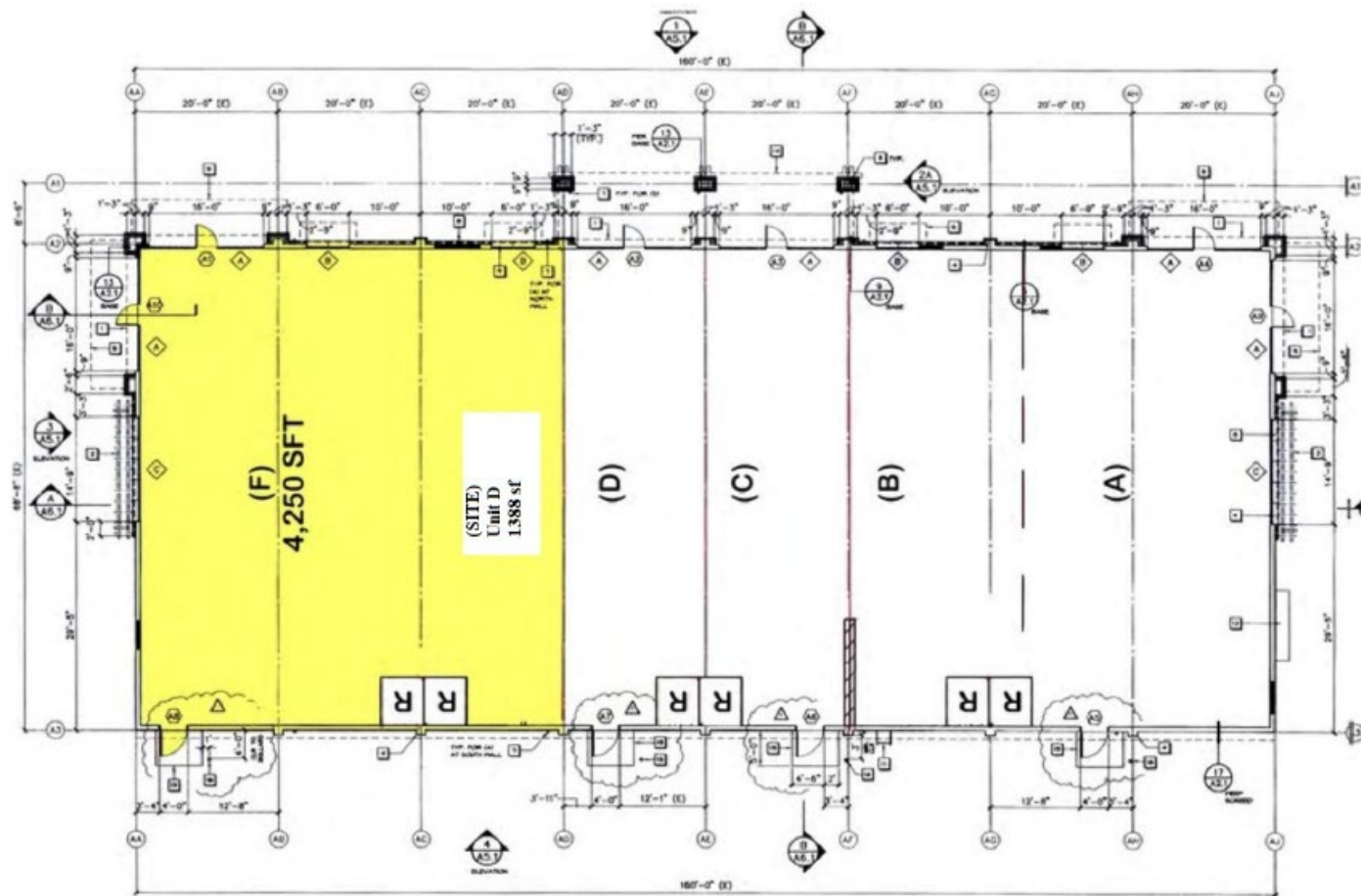
- Retail Tobacco Store:
- Tobacco products;
- Tobacco paraphernalia;
- California lottery tickets;
- Hats, t-shirts;
- Soda and candy



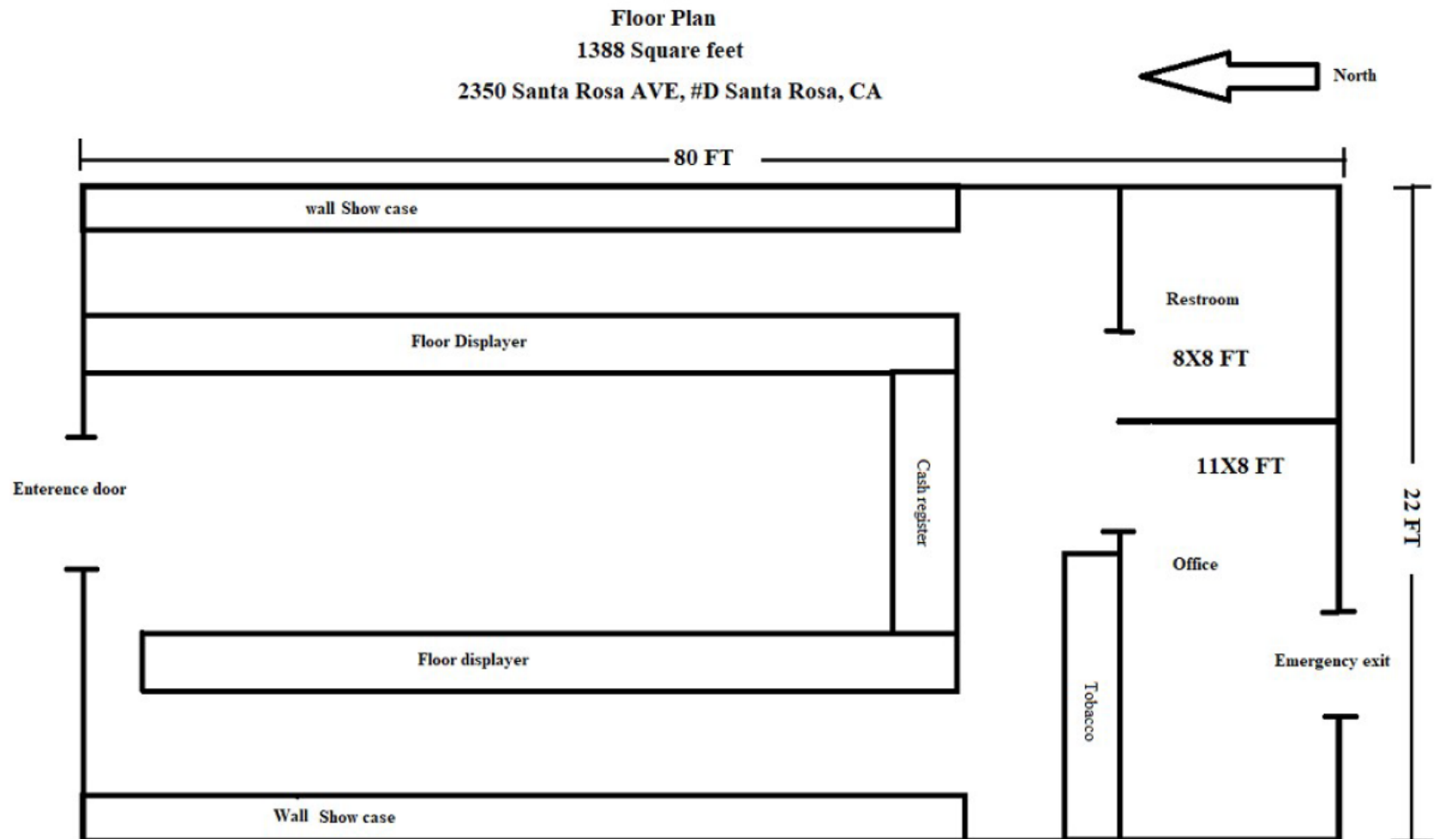


# General Plan and Zoning



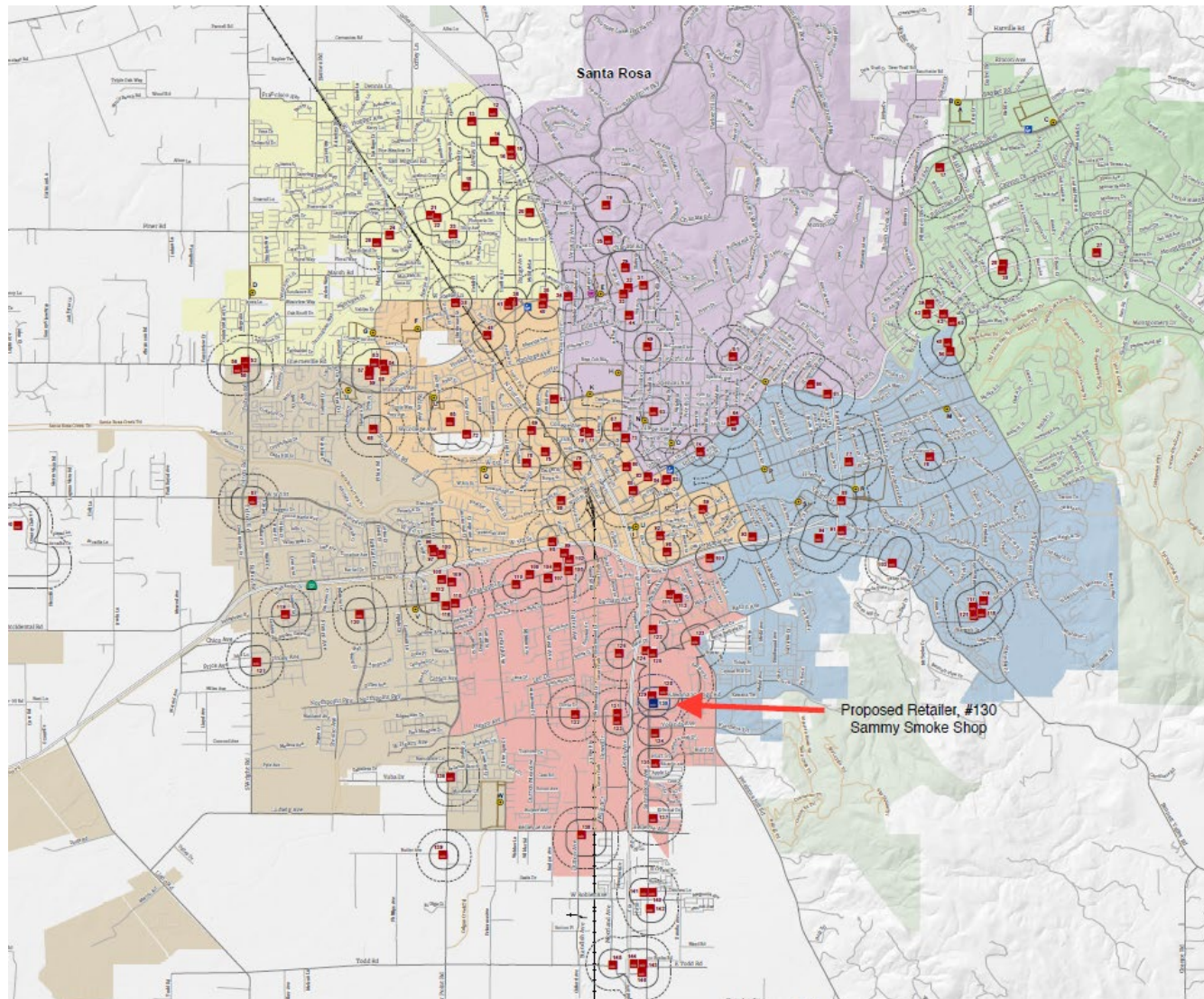








# Tobacco Retailer Map





During referral, Lisa Steinman, Program Planning and Evaluation Analyst with Sonoma County Environmental Health provided a letter asking the City to deny the Project. Letter and map showing tobacco retailers in Sonoma County provided and included in the Agenda packet.

## Staff Response:

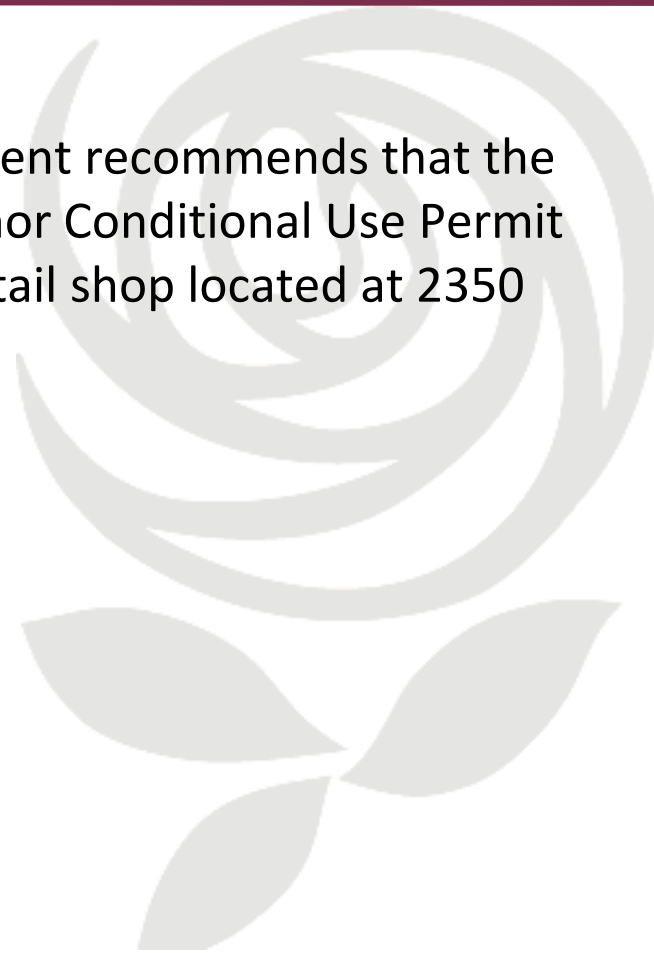
The proposed use is allowed within the CG (General Commercial) zoning district. Staff understands that tobacco products are a health hazard, but the Project complies with all Zoning Code standards, and tobacco products are explicitly prohibited from being sold to persons under the age of 21. Therefore, Staff is recommending approval of the Project.

## California Environmental Quality Act (CEQA)

- The Project qualifies for a Class 1 categorical exemption under CEQA Guidelines Section 15301 in that the Project involves the use of an existing facility where no exterior modifications are proposed and the previous use was another retail use.

## Recommendation

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve a Minor Conditional Use Permit for an approximately 1,760 square-foot tobacco retail shop located at 2350 Santa Rosa Avenue, Suite D, File No. CUP21-070.





Adam Ross, City Planner  
Planning and Economic Development  
ARoss@srcity.org  
(707) 543-4705

