

RESOLUTION NO. ZA-2022-017

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW COMMERCIAL CANNABIS CULTIVATION UP TO 5,000 SQ FT, MANUFACTURING LEVEL 1 (NON-VOLATILE), AND DISTRIBUTION, FOR THE PROPERTY LOCATED AT 950 PINER ROAD SUITE A, SANTA ROSA, APN: 015-680-020 - FILE NO. – CUP20-070

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to operate a commercial cannabis facility consisting of 6,927 square feet of Type 1A Cultivation, 2,764 square feet of Type 6 Manufacturing, and 1,388 square feet of Type 11 Distribution has been granted based on your project description and official approved exhibit dated December 9, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed commercial cannabis uses are allowed within the applicable IL (Light Industrial) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received; and
- The proposed use is consistent with the Light Industry General Plan land use designation, which is implemented by the IL zoning district and any applicable specific plan; and
- The design, location, size and operating characteristics of the proposed Cannabis Type 1A Cultivation (6,927), Type 6 Manufacturing (2,764) and Type 11 Distribution (1,388) facility would be compatible with the existing and future land uses in the vicinity in that the use is proposed in an existing industrial building in an existing industrial corridor with similar uses located in the surrounding buildings; and
- The site is physically suited for the type, density, and intensity of the proposed cannabis use, including access, utilities, and the absence of physical constraints in that the site is an existing industrial building intended to accommodate use of this type and intensity; and
- 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 in that the Project has been reviewed by City Staff and conditioned appropriately; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 categorical exemption under CEQA Guidelines Section 15301 in that the use is proposed at an existing facility and there are exterior modifications proposed.

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 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
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. No exterior signs are approved with this permit. A separate sign permit is required.
6. Comply with Engineering Development Services Exhibit "A" dated February 2, 2022 attached to and incorporated herein.
7. Provide a reservation of covenant for the parking located on the adjacent parcel 015-680-019 as shown on the approved exhibits.

This Minor Conditional Use Permit is hereby approved on this 17th day of March, 2022, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDREW TRIPPEL, ZONING ADMINISTRATOR

Attachment 1 – Exhibit A