

RESOLUTION NO. XXXXX

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT FOR EMERALD BLOOMS TO OPERATE A CANNABIS ADULT AND MEDICINAL USE RETAIL (DISPENSARY) AND DELIVERY FACILITY WITHIN A 2,216-SQUARE-FOOT COMMERCIAL CONDOMINIUM, LOCATED AT 112 COMMERCIAL COURT, SUITES 2 AND 3; ASSESSOR'S PARCEL NO. 043-240-001; FILE NO. CUP18-065

WHEREAS, an application was submitted requesting the approval of Conditional Use Permits for Emerald Blooms to operate a 2,216-square-foot cannabis adult and medicinal retail (State license Type 10) and delivery facility, on property located at 112 Commercial Court, Suites 2 & 3, also identified as Sonoma County Assessor's Parcel Number 043-240-001;

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which time all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed Project is allowed in the General Commercial (CG) Zoning District and complies with all other applicable provisions of this Zoning Code and the City Code. Zoning Code Table 2-6 lists allowable uses within the CG Zoning District, which implements the Retail & Business Services General Plan land use designation, and allows cannabis retail and delivery with the approval of a major Conditional Use Permit; and
- B. The proposed Project is consistent with the General Plan land use designation of Retail & Business Services, which is applied to areas that are intended retail and delivery uses. On December 19, 2017, the City Council adopted Ordinance No. ORD-2017-025 finding cannabis retail (dispensaries) and delivery uses appropriate in areas designated as General Commercial; and
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The site is in an area zoned and predominately occupied by various commercial uses. Property to the north, east, and south are zoned General Commercial (CG), and the areas to the west, on the other side of Highway 101 is zoned residential.

The Project is supported by a well-designed, shared parking area; security measures including lighting, restricted access for employees, refuse disposal areas, on-site security personnel, surveillance cameras and security fencing and gates.

The entrance to the retail dispensary is visible from the street and the proposed project is compatible with the existing commercial uses located on properties to the north, south, and east of the project site. The design, location, size and operating characteristics of the Project will be compatible with existing and future land uses in the vicinity; and

- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that the Project plans demonstrate compliance with all operational standards as specified in Zoning Code Chapter 20-46, and the subject site is within a fully developed area zoned for light industrial uses; and
- E. 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 applicant proposes to add new storefront glazing, and on-site security personnel will monitor the parking lot to prevent loitering, consumption of cannabis or other nuisance activities. In addition, with the proposed odor control measures, the proposed operational procedures, including site and building security, the lack of on-site consumption, storage and waste handling, inventory tracking, hours of operation, and age/medical restrictions, and compliance with all applicable state and local regulations, the proposed Project will not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, or welfare, or materially injurious to persons, property or improvements in the vicinity; and
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303 in that it involves a change of use, which will require minor exterior modifications to the structure/site.

The proposed project also qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 in that it involves minor modifications to an existing facility, with no expansion of use.

Pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical exemption as infill development as it is located on a site of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts to traffic, noise, air quality or water quality:

- Traffic. Based on the traffic memo prepared by W-Trans, on April 11, 2019, the Project is expected to generate no new vehicle trips in the AM peak hour and 41

trips in the PM peak hours. Because the proposed Project would be expected to generate fewer than 50 trips during either the AM or the PM peak hours, a full traffic impact study is not required per the City's guidelines and there are no foreseeable significant adverse traffic impacts as a result of the project.

- Biology. The Project site is covered by an existing building and paved parking areas and has no habitat value. No trees or other vegetation will be removed from the site as a part of the Project.
- Noise - The proposed Project will operate within an existing building, which will not result in excessive noise on the exterior of the building and will operate within hours established for Retail Cannabis in Zoning Code Section 20-46.080(4)
- Air Quality/Odor - The letter addressed to the City of Santa Rosa, dated March 28, 2018, and certified by Andrew Souza, Registered Professional Engineer of TEP Engineering, certifies that the Odor Mitigation Plan for the Project meets or exceeds the requirements of the City of Santa Rosa, pursuant to Zoning Code Section 20-46; and
- Water -No changes are proposed to storm water drainage from the Project site. In addition, the site has municipal water and wastewater service.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2.).

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for the Project to allow cannabis retail (dispensary) and delivery services, is approved subject to each of the following conditions and the conditions in Exhibit A:

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

GENERAL:

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated received May 2, 2019.

EXPIRATION AND EXTENSION:

3. This Conditional Use Permit shall be valid for a two-year period.
4. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

ENGINEERING DIVISION:

5. Compliance with all conditions specified by Engineering Development Services Exhibit "A" dated August 13, 2019, attached hereto and incorporated herein.

PLANNING DIVISION:

6. Design Review is required for any exterior modifications.
7. An acoustic study shall be provided with plan sets submitted for building permits for all exterior mounted equipment, including HVAC equipment, and enclosure for said equipment, in compliance with the Noise Ordinance, City Code Chapter 17-16.
8. Compliance with all applicable operational provisions of Zoning Code Chapter 20-46 is required.
9. Bike parking shall be installed in compliance with Zoning Code Chapter 20-36.
10. Plans submitted for building permits shall include an exterior lighting plan in compliance with Zoning Code Section 20-30.080.
11. No signs are approved as part of this Conditional Use Permit. All signs require a separate review process and both Planning and Building permits.
12. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
13. **PROJECT DETAILS:**
 - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.

BUILDING DIVISION:

14. Obtain a building permit for the proposed project.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

Resolution No. XXXXX

Page 4 of 5

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 26th day of September, 2019 by the following vote:

AYES: ()

NOES: ()

ABSTAIN: ()

ABSENT: ()

APPROVED: _____
PATTI CISCO, CHAIR

ATTEST: _____
CLARE HARTMAN, EXECUTIVE SECRETARY

Exhibit: Engineering Development Services Exhibit A