

RESOLUTION NO. CUP19-002

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A LIGHT MANUFACTURING FACILITY FOR THE CULTIVATION OF CANNABIS WITHIN 2,850-SQUARE-FEET OF AN EXISTING INDUSTRIAL BUILDING LOCATED AT 468 YOLANDA AVENUE, SUITE 801, SANTA ROSA, APN: 044-091-066

The Santa Rosa Zoning Administrator has completed the review of your application and proposal to allow the cultivation of cannabis within 2,850-square-feet of the existing light industrial building.

Please be advised that your Minor Conditional Use Permit has been granted based on your project description and official approved exhibit dated December 9, 2019. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed use is conditional use within the Light Industrial Zoning District, subject to approval by the Zoning Administrator (Zoning Code Section 20-24.030) that complies with all other applicable provisions of this Zoning Code. Pursuant to Zoning Code Section 20-52.050(E)(2)(a), the matter has been properly noticed. No request for a public hearing has been received.
- The proposed use is consistent with the General Plan and any applicable specific plan in that the subject site is located within an area designated by the General Plan land use diagram as Light Industrial, intended to accommodate among other uses, general warehousing, manufacturing/assembly with minor nuisances, accessory offices, etc. The project as proposed includes measures to minimize noise and odors, and maintain site security.
- The design, location, size and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity in that the proposed use will operate in an existing approximately 2,850-square-foot tenant space, located on a site surrounded by existing light industrial uses on property zoned IL – Light Industrial. As proposed, the project has incorporated measures for increased security and to minimize odors and noise.
- The site is physically suitable for the type, density, and intensity of the proposed use, including access, utilities, and the absence of physical constraints in that the proposed use would be located entirely within an existing industrial building. The building will be fully compliant with the American's with Disabilities Act (ADA) standards; and, all utilities and City services are available at the project site.
- 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 project has been reviewed by City staff and conditioned appropriately to minimize potential odor and noise.

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Type 1 Categorical Exemption pursuant to CEQA Guideline Section 15301 in that the project involves the re-use of an existing structure for a light manufacturing 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 intent of such approval. The approval of the project is contingent upon compliance with all the conditions listed below. The applicant shall comply with all of the conditions of approval prior to commencing the use. 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 a building permit for the proposed project.
2. Comply with all Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as “Exhibit A” dated June 16, 2020.
3. Compliance with all applicable operational provisions of Chapter 20-46 of the Zoning Code is required.
4. All pick-up and deliveries shall occur between the hours of 7:00am and 9:00pm, seven days per week.
5. Construction hours shall be limited to 7:00am to 7:00pm, Monday through Friday; and, 8:00am to 6:00pm on Saturdays. No construction is permitted on Sundays and holidays.
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.

This Minor Conditional Use Permit to allow cannabis cultivation within an existing industrial building is hereby approved on this 16th day of July, 2020, for the duration of use provided conditions of approval are met, 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: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR