

Valero Gas Station Conditional Use Permit

File No. CUP21-007

4501 Highway 12

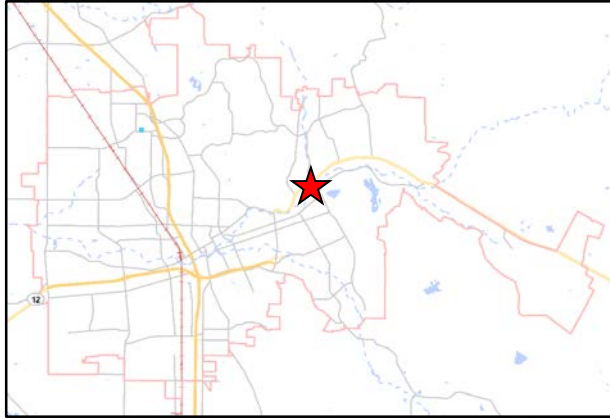
August 12, 2021

Monet Sheikhali, City Planner
Planning and Economic Development

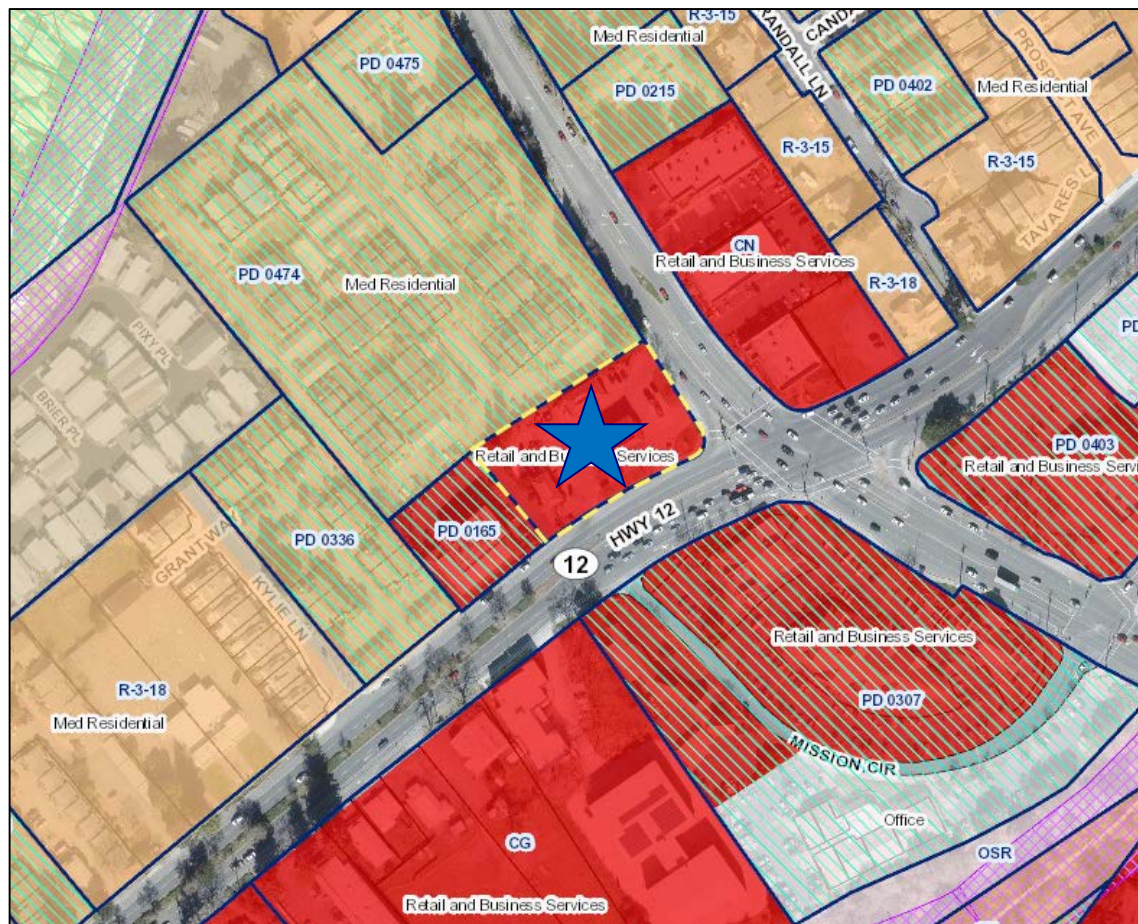
- Conditional Use Permit to allow sale of beer and wine for off-site consumption at the existing Valero gas station located at 4501 Highway 12.



Project Location 4501 Highway 12

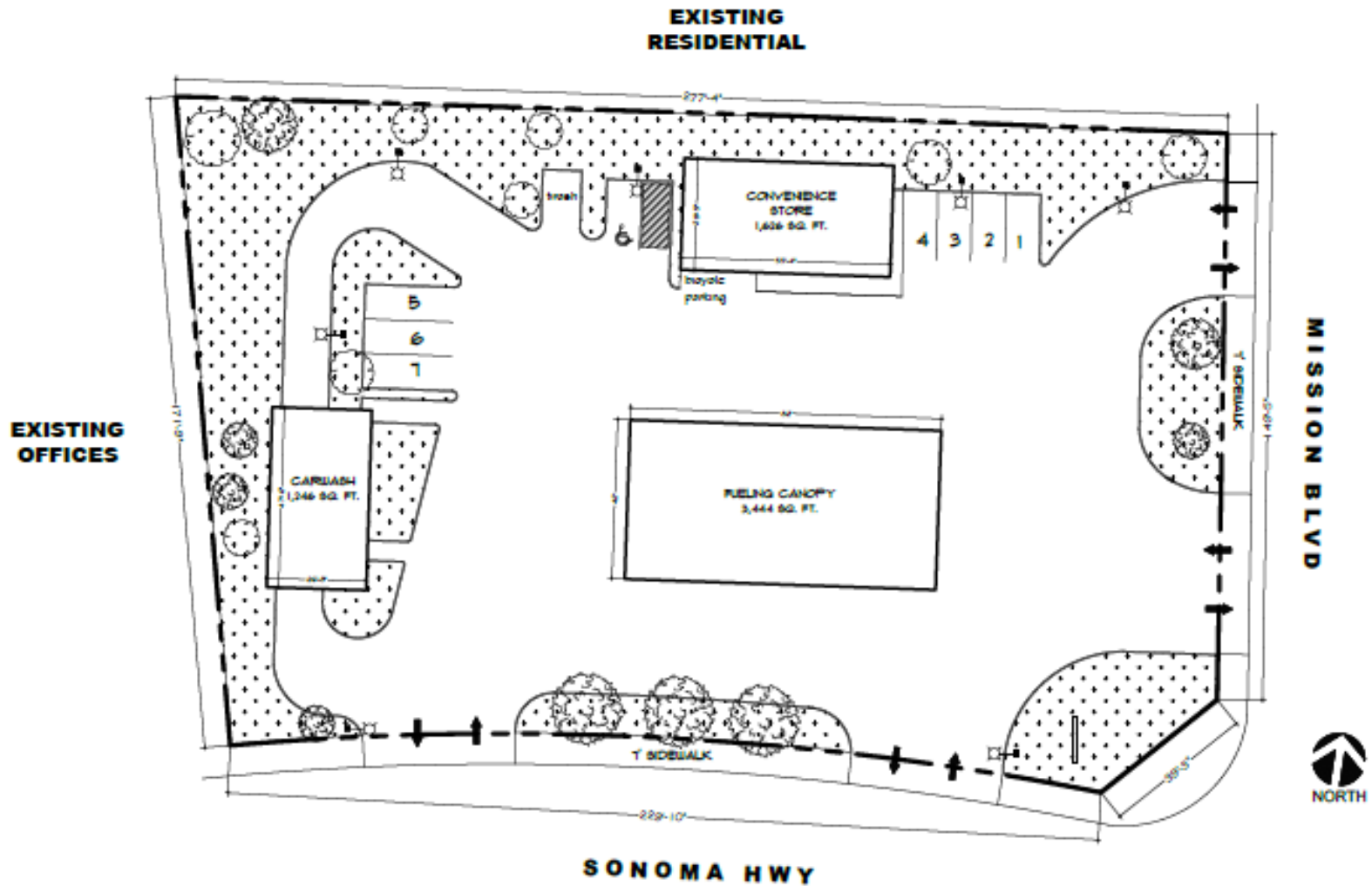


General Plan: Retail and Business Services Zoning: Neighborhood Commercial



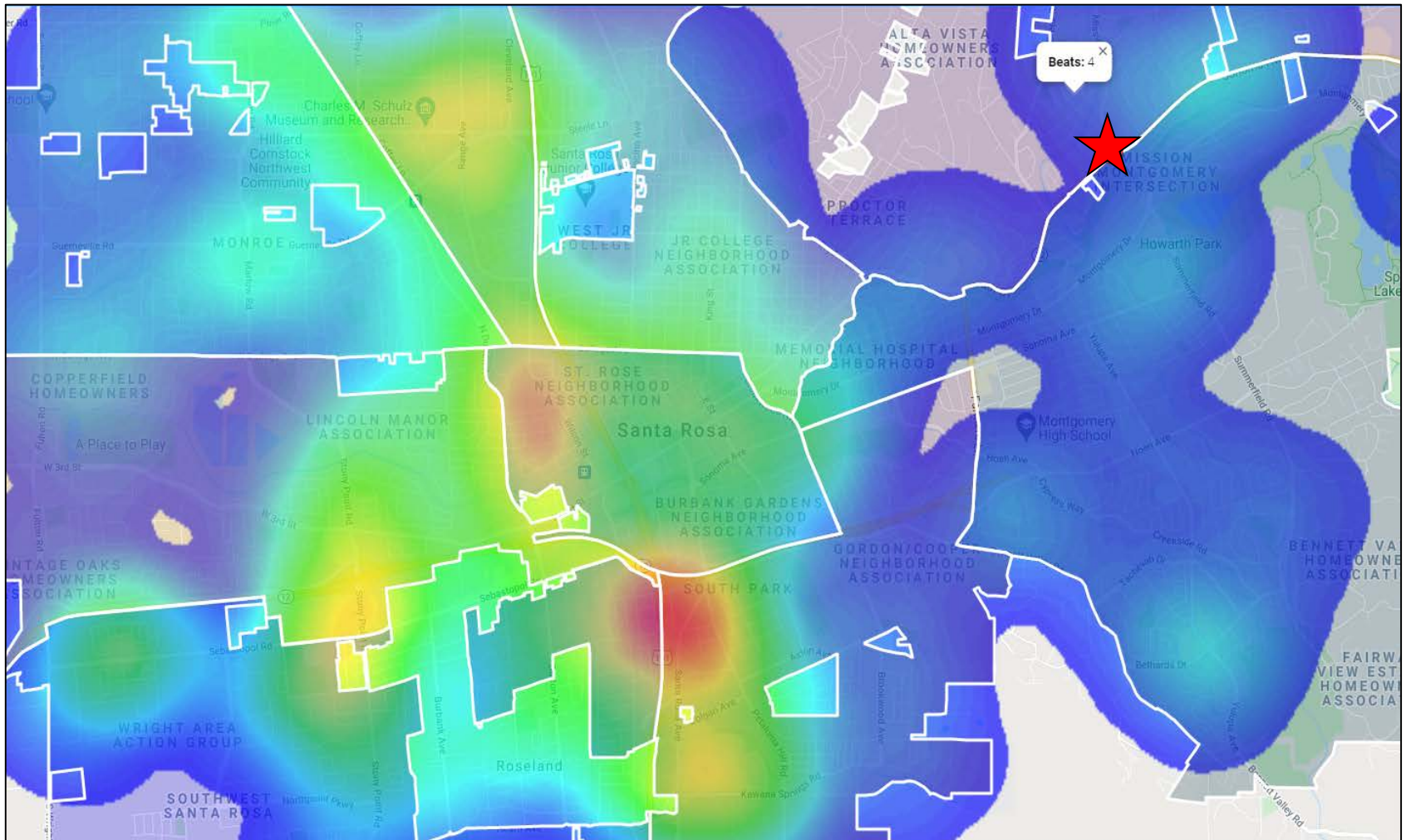
- **Jan 25, 2021** Conditional Use Permit (CUP) application submitted
- **Mar 31, 2021** Application was deemed complete
- **Jun 12, 2021** Notice of Pending Application was mailed out
- **Aug 2, 2021** Planning Commission public hearing noticing distributed

Site Plan 4501 Highway 12





Santa Rosa Crime Density Map



Noticing & Public Comments

- Concentration of facilities selling alcoholic beverages for off-site consumption
- The sale of alcoholic beverages from a gas station

Environmental Review

California Environmental Quality Act (CEQA)

- 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 project is located within an existing structure involving a negligible expansion of an existing use that will not result in significant impact(s).

Recommendation

- The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow sale of beer and wine for off-site consumption for the property located at 4501 Highway 12.

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