

Outdoor Storage and an Interior Food Preparation and Storage Area

CUP23-036

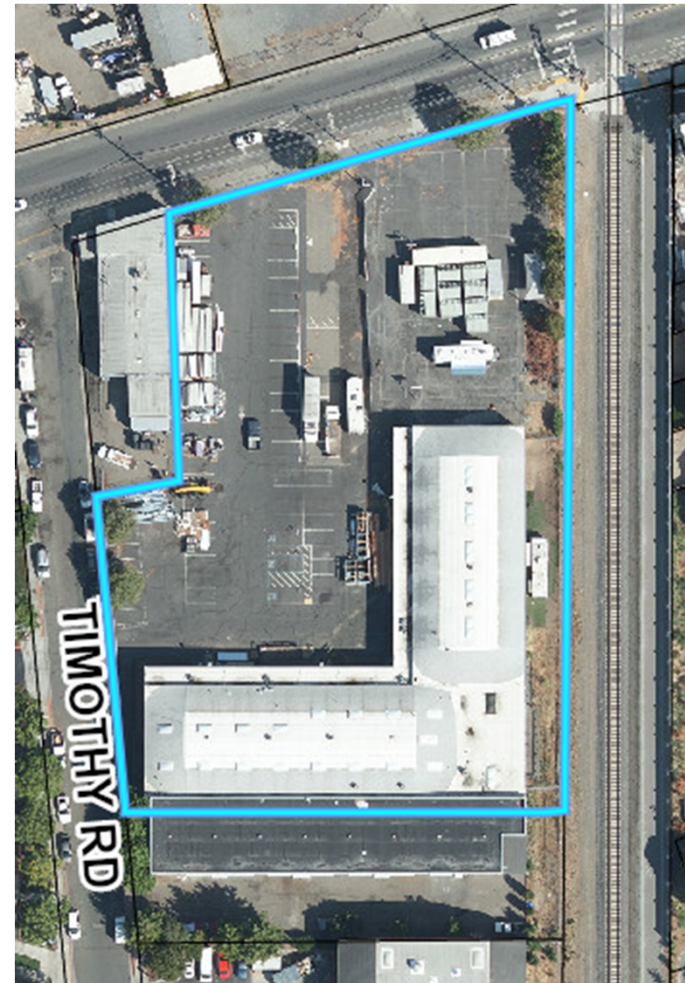
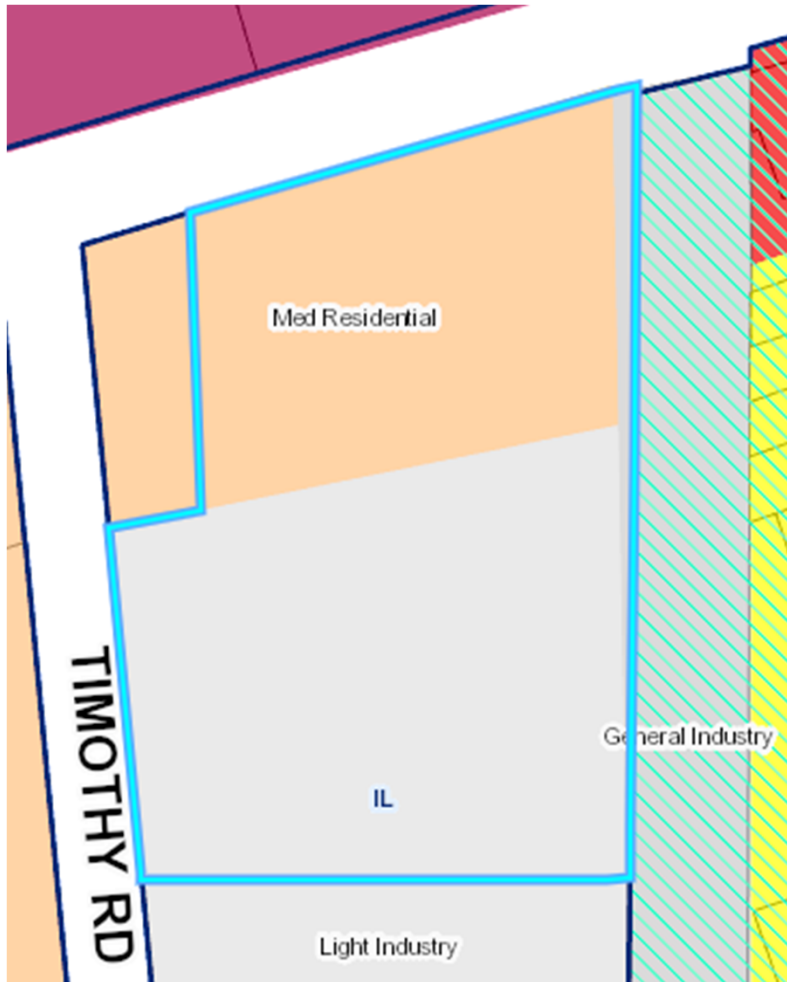
100 Sebastopol Road

December 21, 2023

Suzanne Hartman, City Planner
Planning and Economic Development

- The proposed use includes extended hours of operation for an outdoor storage for mobile food vendors and an indoor food preparation and storage area. The applicant also proposes to operate during transitional hours.
- Proposed hours of operation: 8a.m. – 10p.m.

Aerial View 100 Sebastopol Road



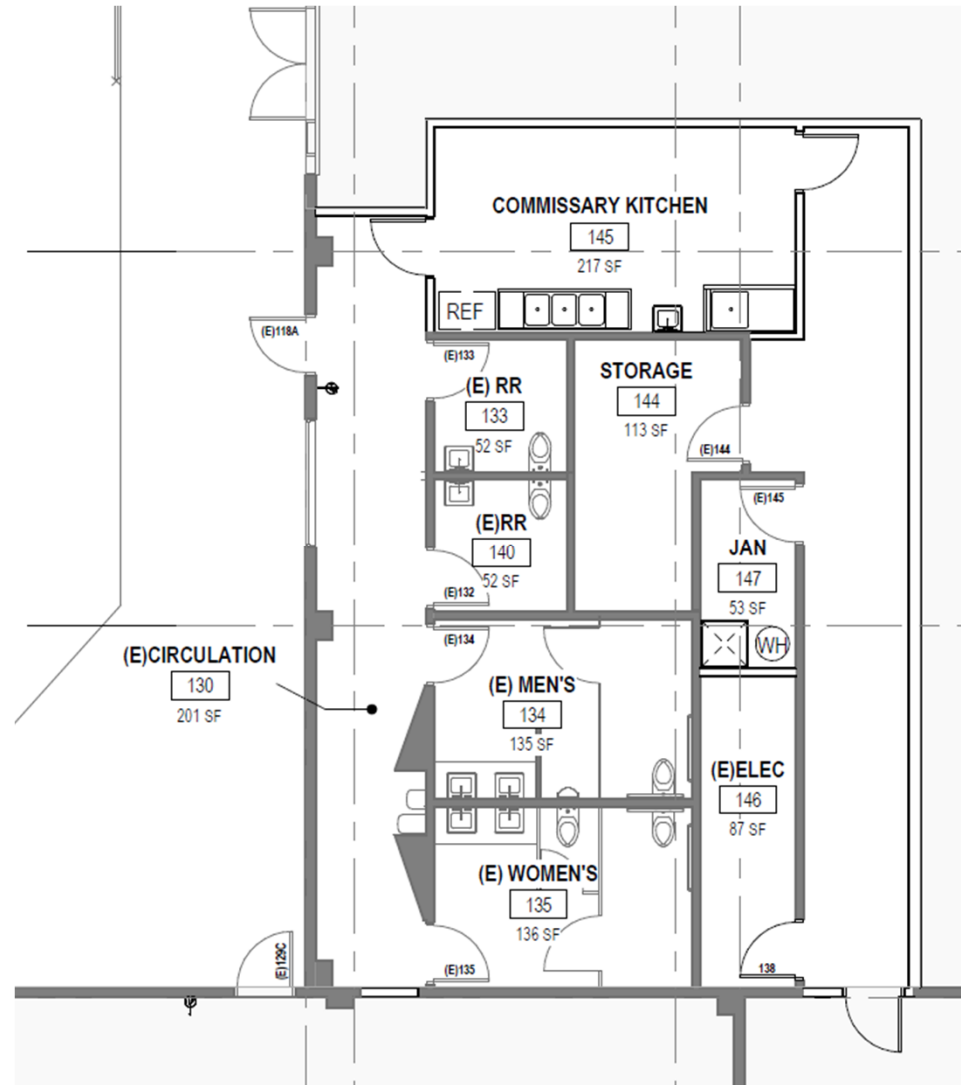
Neighborhood Context



General Plan & Zoning



- General Plan Land Use Designation: Medium Residential/Light Industry
- Zoning District: R-3-18/Light Industrial (IL)



- The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

Required Findings (Continued)

- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- 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; and

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - CEQA Guidelines Section 15301



- There are no unresolved issues as a result of staff review.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by resolution, approve a Minor Conditional Use Permit to allow outdoor storage for mobile food vendors and an indoor food preparation and storage area and to allow the proposed use to operate during transitional hours the hours of operation from 8a.m. to 10p.m. at 100 Sebastopol Road.

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