

RESOLUTION NO. INSERT ZA RESO NO.

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA
APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW CANNABIS
DISTRUBUTION FOR THE PROPERTY LOCATED AT 1201 CORPORATE CENTER
PARKWAY SANTA ROSA, APN: 035-133-026, FILE NO. PLN25-0297**

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on July 23, 2025; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Conditional Use Permit application to allow the proposed use for the project described above; and

WHEREAS, the Minor Conditional Use Permit approval to allow the proposed use is based on the project description and official approved exhibit dated July 23, 2025; and

WHEREAS, on August 11th, 2025, a Zoning Clearance for Cannabis Manufacturing, the primary use, was approved; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. 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 location is within the Business Park Zoning Land Use designation, which is intended for campus-like environments for light manufacturing, industrial processing, and general service, or any use that does not generate nuisances. Cannabis Distribution is an ancillary use to the Cannabis Manufacturing, the primary use, approved with Zoning Clearance (PLN25-0266). Pursuant to Zoning Code Section 20-46.050(G)(H), the Security Plan and the Odor Mitigation Plan mitigates any potential nuisances associated with smell or loitering;
2. The proposed use is consistent with the General Plan and any applicable specific plan. The General Plan Land-use Designation for this property is Business Park, which accommodates businesses that do not generate nuisances in campus-like environments for offices, light manufacturing and general services. The proposed Cannabis Cultivation is consistent with the General Plan's vision for uses within the Business Park Land-use designation. The proposed project helps achieve Policy 2-1.5 from the General Plan: Provide opportunities to promote existing and new cannabis businesses to succeed in local, national and international markets and contribute to local economic growth;
3. The design, location, size and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity. The Business Park has

other compatible Cannabis Uses, and the trip generator, prepared by W-Trans, expects negligible to no changes to the trip generating potential for the facility. The proposed Cannabis Distribution complies with the requirements set forth in Zoning Code Section 20-46.050;

4. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints. The proposed use takes up 8,064 square feet, requiring 23 parking spaces per Zoning Code Section 20-36.040 Table 3-4. There are an anticipated 5-15 full-time employees, and there are 60 total parking spaces at this location, an adequate amount for the proposed use. All utilities are also available at the project site;
5. 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. Building, Engineering, and Fire reviewed the project and conditioned appropriately;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt from CEQA because the proposed use is moving into an existing facility. The project is also statutorily exempt from CEQA pursuant to CEQA Guidelines 15183, for the use is consistent with the General Plan.

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. No exterior signs are approved with this permit. A separate sign permit is required.
3. There shall be no sales of Tobacco without a valid Tobacco Retail License and authorization from the City of Santa Rosa.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
6. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.

7. Any modifications to the space that affect the proper functioning of the building's automatic fire sprinkler or fire alarm system will require a permit from the Santa Rosa Fire Department.
8. A minimum of a 2A:10B:C rated fire extinguisher, properly serviced, shall be kept in the space.

This Minor Conditional Use Permit is hereby approved on November 20, 2025, for the duration of the use provided that conditions are complied with and that the use has commenced within 24 months from the approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR