

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL
USE PERMIT FOR ALCOHOL SALES (DISTILLED SPIRITS) FOR OFF-SITE
CONSUMPTION WITH FRESH PRODUCE - LOCATED AT 3230 COFFEY LANE- FILE
NUMBER PLN25-0348

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for the sale of distilled spirits for off-site consumption for an existing convenience store and fueling station (24 Seven Foods and Fuel), to be located at 3230 Coffey Lane, also identified as Sonoma County Assessor's Parcel Number 034-011-076; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which 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, the previously approved Conditional Use Permit (MNP04-018) allowing the sale of beer and wine for offsite consumption, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the environmental determination for this project; 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 use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and City Code. The property is zoned IL (Light Industrial). The sale of distilled spirits for off-site consumption is permitted subject to approval of a Conditional Use Permit pursuant to Zoning Code Section 20-42.034 (Alcoholic Beverage Sales). The project has been reviewed and conditioned for compliance with operational standards such as trash, litter, graffiti control, employee training, security measures, limitations on displays, signage, and compliance with other agency requirements.
- B. The proposed use is consistent with the General Plan and any applicable specific plan. The project site is designated Light Industrial on the General Plan Land Use Diagram, which is intended to accommodate light industrial uses and compatible commercial services. The proposed modification allows continuation of an existing, commercial operation and supports ongoing economic activity in the area. The project is not located within an adopted specific plan area.

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- C. The design, location, size, and operating characteristics of the proposed activity are compatible with existing and future land uses in the vicinity. The request involves a minor modification to an existing convenience store and fueling station and does not include expansion of the building footprint or intensification of the site beyond the established commercial operation. The request does not alter the site's established commercial character, does not expand the building footprint, and does not introduce new outdoor activity areas. The sale of distilled spirits for off-site consumption would occur entirely within the existing store and is subject to operational standards under Zoning Code Section 20-42.034 intended to reduce loitering, nuisance behavior, and alcohol-related impacts.
- D. The site is physically suitable for the type, density, and intensity of use proposed, including access, utilities, and absence of physical constraints. The project utilizes an existing commercial building and site improvements designed to serve public customers. The site is served by existing public utilities and has established vehicular access and circulation. The floor plan has been reviewed for compliance with Zoning Code Section 20-42.034, including operational requirements related to alcohol sales.
- 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 Santa Rosa Police Department reviewed the request and provided no objections. The project is conditioned to ensure ongoing compliance with Zoning Code Section 20-42.034, including operational standards intended to minimize nuisance and alcohol-related impacts. Conditions requiring continued compliance with Zoning Code Section 20-42.034 provide an enforceable mechanism to address operational concerns if they arise.
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) because it involves the continued operation of an existing commercial facility with a minor change in operations and no expansion of the existing building. No exceptions to the exemption apply pursuant to 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 sale of distilled spirits for off-site consumption at 3230 Coffey Lane is approved subject to each of the following conditions:

- 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. Compliance with applicable provisions of Zoning Code Section 20-42.034, Alcohol Beverage Sales.
3. Any change in ABC license type or a substantial physical change or character of premises as defined in Title 4 of the California Code of Regulations Section 64.2(b), shall require a new Conditional Use Permit to continue operation.
4. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

BE IT FURTHER 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.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 26th day of March, 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
KAREN WEEKS, CHAIR

ATTEST: _____
JESSICA JONES, EXECUTIVE SECRETARY