

RESOLUTION NO. MNP10-015

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT AND A DESIGN REVIEW APPLICATION FOR GENERAL HYDROPONICS, INC. FOR WAREHOUSING OF MATERIALS AND GOODS AS AN INCIDENTAL USE TO THE MAIN LIGHT MANUFACTURING USE, AND THE ADDITION OF TWO NEW LOADING DOCKS ON THE EXTERIOR OF THE EXISTING BUILDING AT 2789 GIFFEN AVENUE SANTA ROSA, APN: 010-450-007 AND 010-450-012

The Santa Rosa Zoning Administrator has completed its review of your applications. Please be advised that your Minor Conditional Use Permit and your Design Review has been granted based on your project description and official approved exhibit dated July 28, 2010 and the project description dated July 12, 2010. The Santa Rosa Zoning Administrator has based its action on the following findings:

- 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 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.
- The proposed use is consistent with the General Plan in that light manufacturing and incidental warehousing is allowed within the Business Park land use designation.
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the proposed use is light manufacturing of various products to grow plants, including nutrients, supplements and hardware systems, with incidental warehousing, on a short term basis, of the products that are produced on site, and the surrounding neighborhood is all within the Business Park and Light Industrial General Plan and Zoning designations.
- The site is physically suited 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.
- The design and layout of the proposed loading docks are of superior quality and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) and 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.
- The design and layout of the proposed loading docks will not interfere with the use and enjoyment of neighboring existing or future developments.

- The architectural design of the proposed loading docks is compatible with the character of the surrounding industrial neighborhood.
- The design of the proposed loading docks will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption.

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.**

1. A building permit is required.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. By agreement of the Fire Marshal, the proposed canopy locations placed over the fire main are being accepted.
5. North loading dock will require the removal of the existing and the addition of two commercial fire hydrants. An "underground fire main" permit is required from the Fire Department prior to relocation.
6. Project will extend the fire sprinkler system to protect covered areas created by the exterior canopies
7. The distance between the covered canopies and supporting structural members will require evaluation to determine exact distance to (assumed or real) property line and any required fire resistive construction. *Fire Marshal agrees to location of the canopies with respect to the fire main system however the structure must still comply with CA Building Code requirements for fire resistiveness.*
8. Project address will be changed to 2877 Giffen Avenue
9. Prior to occupancy, a performance test of the fire alarm system will be performed by a licensed *fire alarm contractor* to ensure it is fully operational and to ensure that the alarm reports the correct address (issue from #5 above).
10. An emergency access plan is needed to determine how the Fire Department can access the exterior of the building. Presently, the NW corner is secured with a gate without a Fire

Department access padlock. The SE corner has been completely fenced, with no gate, so there is no Fire Department access to the building or fire hydrants. There is not a fire department turn-around within the fenced enclosure. The Fire Department needs the ability to access all exterior walls, from both directions, without delay. *Applicant intends to install electronic gates to satisfy fire department requirements. This is a deferred approval*

11. Applicant will provide large signs on each gate (Condition #7 above; size approximately 18 x 24 inches) displaying "Fire Lane – No Parking – Do Not Obstruct" in contrasting letters to prevent vehicles from parking in front of the gates that are the access to the fire lane.
12. "Fire Lane – No Parking" red curbs and lettering are needed on the North and East sides of the project.
13. Fire hydrants and fire department connections, in the parking lot, have landscaping encroaching on the required 3 foot clearance (to allow fire fighters to operate the equipment). Trim back vegetation and paint fire hydrants chrome yellow. Applicant has been advised of this condition.
14. Applicant has provided a floor plan to the fire department for evaluation of the operation. Applicant to retain the services of a fire protection contractor to ensure commodities in use or storage match the capabilities of the existing fire sprinkler system.
15. Storage or use of any hazardous materials at the site will require a Hazardous Materials Business Plan to be submitted to the on-line reporting program at www.unidocs.org. The Fire Department will review for approval. Materials on site will require a Hazardous Materials Permit to be submitted to the Fire Department for review and approval and require payment of Hazardous Material Management Plan fee.
16. Applicant presently stores hazardous materials at the existing site. We have reviewed the inventory statement at the County of Sonoma. A revised inventory will be necessary in order to perform the fire review for the building permit.
17. The City of Santa Rosa frequently requires a bi-directional emergency radio amplifier system, designed and installed per current Fire Department standards, in all structures over 25,000 sf in area. Interior renovations could trigger this requirement depending upon scope and size. This will be evaluated by the Fire Department during the Building permit review process.
18. These conditions are exclusive of a high-pile stock storage occupancy. Any racks must not permit storage above 12'. If, in the future, the applicant desires to store above 12' – a review and permit from the fire department is necessary.

This Minor Conditional Use Permit and Design Review are hereby approved on this 5th day of August 2010 for the duration of use provided conditions are complied with 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: _____


ERIN MORRIS, ZONING ADMINISTRATOR