

RESOLUTION NO. ZA-2022-054

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PERSONAL SERVICES – RESTRICTED LAND USE CONSISTING OF A TATTOO STUDIO CALLED CREATIVE INK TATTOOS FOR THE PROPERTY LOCATED AT 1331 GUERNEVILLE RD #P SANTA ROSA, APN: 041-042-027, FILE NO. CUP22-039

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 received July 17, 2022; 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 in that the property is zoned CG-SA (General Commercial, North Station Area). According to Zoning Code [Section 20-23.030, Table 2-6](#), a Minor Conditional Use Permit is required for the operation of a *Personal Services – Restricted* land use for properties zoned General Commercial.
2. The proposed use is consistent with the General Plan in that the property's General Plan Land Use of Retail and Business Services supports the operation of *Personal Services (Restricted)* land uses.
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 proposed tattoo shop will be located within an existing commercial building and would operate Monday through Saturday, 10 a.m. to 8 p.m.
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 in that the proposed studio would be located entirely within an existing commercial plaza designed for commercial uses with sufficient parking.
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 in that there will only be minor construction done to the interior and the shop will

not remain open past 8 p.m. There will only be 4-6 artists working resulting in limited customer turnover.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 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 impacts.

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 a building permit for the proposed project, after issuance of County Environmental Health Department permit.
2. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. No exterior signs are approved with this permit. A separate sign permit is required.
6. The applicant shall enforce a “no loitering” policy on the property.
7. The project is subject to the building and fire codes in effect at time of building permit application. The next code cycle is scheduled to go into effect on January 1, 2023.

This Minor Conditional Use Permit is hereby approved on September 15, 2022, 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: _____
SHARI MEADS, ZONING ADMINISTRATOR