

RESOLUTION NO. ZA-2022-016

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT FOR THE OPERATION OF A BANK, FINANCIAL SERVICES LAND USE FOR SONOMA FEDERAL CREDIT UNION FOR THE PROPERTY LOCATED AT 917 COLLEGE AVENUE, SANTA ROSA, APN: 180-790-050 – FILE NO. CUP22-004

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to occupy approximately 4,000 square feet of an existing 5,472 square foot commercial building for Sonoma Federal Credit Union has been granted based on your project description and official approved exhibit dated January 20, 2022. The Santa Rosa Zoning Administrator has based this action on the following findings:

- A. 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 [PD 0226](#) (Planned Development) designated as L-O-F-PD (Limited Office – Parking – Planned Unit Development), which is silent on many land uses, however, the proposed use is consistent with the Office General Plan Land Use designation, which provides sites for administrative, financial, business, professional, medical, and public offices. According to Zoning Code [Section 20-23.030, Table 2-6](#), a Minor Conditional Use Permit is required for a bank and financial services for properties zoned Office Commercial. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received;
- A. The proposed use is consistent with the General Plan in that proposed bank at this location implements the General Plan vision, which is to provide a range of commercial services that are easily accessible and attractive, that satisfies the needs of people who live and work in Santa Rosa and that also attracts a regional clientele;
- B. The design, location, size and operating characteristics of the proposed bank would be compatible with the existing and future land uses in the vicinity. The proposed use will be located within an existing commercial building that used to be an office and has 19 parking spaces sufficient for the proposed use. Additionally, a Trip Generation Study was prepared by W-Trans, dated received by the City on March 2, 2022. The Study concludes that while the project would be expected to generate more peak hour trips than the previous use using standard trip generation rates, an analysis using trip generating potential for the credit union's existing facility (1149 Montgomery Dr.) indicates that fewer peak hour trips would be generated than the prior office use. It recommends that since the standard rates appear to substantially over-estimate the actual traffic associated with the project, City staff may wish to apply discretion and consider waiving the requirement for traffic operations analysis. The Traffic Division has reviewed the Study and is not requesting additional Traffic Analysis.
- C. The site is physically suited for the type, density, and intensity for the proposed bank, including access, utilities, and the absence of physical constraints in that the

proposed use would be located entirely within an existing commercial building designed for office uses with sufficient on-site parking spaces and access to the site is provided via College Avenue;

- D. 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
- E. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and staff has determined that the project qualifies for a Class 1 Categorical 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 impact(s).

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.
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 existing monument sign for the building will need to be illuminated or a 12” compliant illuminated address will need to be affixed to the structure and facing College Avenue.
7. Ensure modification/tenant improvements still allow for proper access and coverage to fire extinguishers.
8. The project is subject to the building 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 for Sonoma Federal Credit Union is hereby approved on this 17th day of March 2022, 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: _____
ANDREW TRIPPEL, ZONING ADMINISTRATOR