



**FILE COPY**

## **Notice of Zoning Administrator Action**

September 19, 2013

Richard Deringer  
P O Box 1316  
Sonoma Ca 95476

**WEST END NEIGHBORHOOD FITNESS - 806 DONAHUE ST, SANTA ROSA, CA  
FILE NO. CUP13-049**

Please be advised that the Zoning Administrator of the City of Santa Rosa adopted a resolution approving the conditional use permit application for the above project. A copy of the approved resolution is enclosed for your review.

The decision of the Zoning Administrator is subject to appeal within ten (10) calendar days from the date of the Zoning Administrator's decree. In the event the end of the appeal period falls on a non-workday, the appeal period shall be extended to include the next business day. Reasons for an appeal must be made in writing on a completed appeal application form. An established fee must accompany appeals and be filed at the following address:

City of Santa Rosa  
Department of Community Development  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95404

If a building permit is obtained within the appeal period and an appeal is also received, it is possible a delay could result.

For further information concerning the Zoning Administrator's decision, please contact me by email at [wrose@srcity.org](mailto:wrose@srcity.org) or by telephone at 707-543-3253.

**BILL ROSE  
SENIOR PLANNER**

c: Railroad Square Village Llc Po Box 1316 Sonoma, Ca 95476  
CD Engineering - LACKIE LARRY  
File

RESOLUTION NO. CUP13-049

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW A NEIGHBORHOOD SERVING NON-PROFIT GYM INCLUDING EXERCISE FACILITIES AND SPORTS COURTS; YOGA AND DANCE STUDIO ACTIVITIES; NUTRITION TRAINING AND COUNSELING FOR MEMBERS; ESTHETICIAN SERVICES; AND, CHILD CARE FOR MEMBERS WITH AN APPROXIMATELY 18% PARKING REDUCTION AT 806 DONAHUE STREET, SANTA ROSA, APN: 010-091-001**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit has been granted based on your project description and official approved exhibit dated received September 18, 2013. The Santa Rosa Zoning Administrator has based this 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 Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received; and,
- The use is consistent with the General Plan in that it implements the Transit Village Medium designation of the project site addressing the following goals in the City of Santa Rosa 2035 General Plan:
  - EV-A: Maintain a positive business climate in the community.*
  - HP-B: Preserve Santa Rosa's historic structures and neighborhoods.*
  - HP-B-2: Preserve significant historic structures. Consider the life cycle costs when evaluating the alternatives to demolition of these structures, including the adaptive reuse of historic buildings for contemporary uses.*
- 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 non-profit gym and associated services will provide a range of neighborhood serving uses to the residential and commercial developments in the vicinity; and,
- The site is physically suited for the type, density, and intensity of the proposed non-profit gym and associated uses and services, including access, utilities, and the absence of physical constraints in that the uses represent a sensitive, adaptive reuse of an existing historic winery; and,
- 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,

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 31 exemption under section 15331 in that the exterior modifications to the accessible walkways represent minor surface modifications consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer; and, the project qualifies for 32 under Section 15332 in that the project represents an infill development on a site of no more than five acres substantially surrounded by urban uses, has no value as habitat for endangered, rare or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, can be adequately served by all required utilities and public services; and,
- Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4 of the Zoning Code in that the nature of the non-profit gym use and its associated services are likely to have intermittent levels of peak activity and are anticipated to operate compatibly with other uses in the building complex; and,
- The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use in that the parking lot is configured in a manner that will provide effective and efficient vehicular and pedestrian circulation and, given the intermittent peak activity of the non-profit gym use and its associated activities, adequate parking is anticipated.

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. A building permit is required for all on site demolition, construction, and/or change of use.
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. Obtain a building permit for the conversion of the warehouse space to the uses approved with the use permit.

5. Hours of operation shall be Monday through Friday 7 am to 9 pm; Saturday and Sunday 8am to 9 pm.
6. 46 onsite parking spaces will be provided whereas 56 spaces are required, resulting in an approximately 18% parking reduction.
7. Compliance with the Transportation and Public Works Department Engineering Development Services Exhibit "A", dated September 12, 2013.
8. The change to a Group A "public assembly" occupancy (Fitness Center and Sport Courts) is a change of use that triggers the fire sprinkler ordinance.
  1. If the building is currently sprinklered, verify (or provide) quick response fire sprinklers for the areas defined in the sprinkler standard as "light hazard."
  2. Minimally, provide one notification appliance within each new tenant space connected to the water flow monitoring fire alarm panel.
9. Comply with Group A "public assembly" requirements. Typical improvements include illuminated exit signage, emergency lighting, posted occupant load, no knowledge (panic) door hardware, door swing in the direction of exit travel; posted occupant limit sign. This can be evaluated at the Building review stage.
10. Mixed uses require occupancy separation per the CA Building Code.
11. Provide an egress system in compliance with the Group A "assembly" requirements of the CA Fire and Building Codes. Further analysis is needed during the Building Permit review to evaluate exiting through adjacent chambers and the proposal to exit through a Group B occupancy.
12. Site address signage per current Fire Department Standards shall be established and maintained during and after any combustible construction or intensification of site use. See SRFD Information Bulletin 015 for details.
13. Provide 1, 2A10BC rated (5 lb) fire extinguisher within the tenant space for each 3000 ft<sup>2</sup> of floor area with a maximum travel distance of 75 feet.

This Minor Conditional Use Permit is hereby approved on this 19th day of September, 2013, 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

TRANSPORTATION AND PUBLIC WORKS DEPARTMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
September 12, 2013


806 Donahue St.  
West End Neighborhood Fitness and Sports Center  
Conditional Use Permit

Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.

In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received August 28, 2013:

**PUBLIC STREET IMPROVEMENTS**

1. Donahue Street shall be improved with a pedestrian path of travel from the parking lot to the fitness facilities entrance with a 5 foot asphalt pathway meeting ADA standards along the edge of the building outside of public right of way. The pathway is to conform to the existing pavements at the doorway and parking lot. Parking is to be prohibited in front of the building doorway being used for pedestrian access from the parking lot by installing a physical barrier separating and protecting the pedestrian access from the perpendicular parking area.

  
Larry Lackie  
Project Engineer