

RESOLUTION NO. CUP21-063

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW MEDICAL SERVICE – VETERINARY CLINIC LAND USE WITHIN AN EXISTING PETCO STORE RETAIL LAND USE FOR THE PROPERTY LOCATED AT 2765 SANTA ROSA AVENUE, SANTA ROSA, APN: 043-102-024

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow an approximately 1,894 square-foot Medical Service – Veterinary Clinic to be added to an existing Petco store, has been granted based on your project description and official approved exhibit dated July 19, 2021. 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 proposed accessory use to the existing Petco store is consistent with the General Plan and any applicable specific plan in that the veterinary clinic is allowed within the Retail and Business Service General Plan land use designation; and
- The design, location, size and operating characteristics of the proposed veterinary clinic would be compatible with the existing and future land uses in the vicinity in that the use is proposed within an existing Petco store, which offers similar services such as dog grooming and vaccinations, and the proposed use does not include intensive care such as emergency services, and the site is adequately parked; and
- The site is physically suited for the type, density, and intensity of the proposed veterinary clinic, including access, utilities, and the absence of physical constraints in that the site is accessed off of Santa Rosa Avenue, a regional street, and shares an existing parking lot that exceeds the minimum parking requirements for the shopping center, and is already serviced by all required utilities; 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 in that the proposed use is accessory to the existing Petco store and has been evaluated by City Staff and been appropriately conditioned; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 categorical exemption under CEQA Section 15301 in that the project does not involve exterior expansions or modifications to an existing structure and involves a negligible expansion of an accessory use.

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. Alterations to the space fire sprinkler system will require a permit to the Fire Department for review and approval prior to any work.
7. Alterations to the space may result in modifications to the fire alarm system and require a permit to the Fire Department for review and approval prior to any work.
8. The use of hazardous materials or generation of waste on the site may result in the need for electronic reporting, please contact the Fire Department should you need assistance with review or changes to the site related to hazardous materials use or storage.

This Minor Conditional Use Permit is hereby approved on this 16th day of September, 2021, 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: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR