

RESOLUTION NO. ZA-2022-067

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW FOR THE EXPANSION OF ITT/BIW, A LIGHT MANUFACTURING FACILITY, FOR THE PROPERTY LOCATED AT 1435 N. DUTTON AVENUE, SANTA ROSA, APN: 036-253-001, FILE NO. CUP22-041

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 September 29, 2022; and

WHEREAS, since 2009 ITT/BIW has been operating a light manufacturing facility manufacturing and providing rubber components for use in electrical connectors at adjacent 1425 N. Dutton Avenue, under Condition Use Permit 09-007; and

WHEREAS, ITT/BIW is interested in expanding its light manufacturing facility to the adjacent space at 1435 N. Dutton Avenue; and

WHEREAS, a light manufacturing facility is allowed in the Business Park-North Station Area Zoning District and requires a Minor Condition Use Permit when abutting a residential zoning district; and

WHEREAS, the proposed expansion of ITT/BIW abuts a residential zoning district and is therefore subject to a Minor Conditional Use Permit application and approval to expand; and

WHEREAS, the purpose of the Minor Conditional Use Permit is to provide a process for reviewing land use activities that may be desirable in the applicable zoning district, but whose effect on the site and surroundings cannot be determined before being proposed for a particular location; and

WHEREAS, ITT/BIW proposes to expand production operations to an adjacent space in the same building; and

WHEREAS, ITT/BIW has operated at their current location (1425 N. Dutton Avenue) with no code enforcement violations; 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 proposed light manufacturing use requires a Minor Conditional Use Permit because the site abuts a residential zoning district and the project, as described and conditioned, meets the requirements of the Zoning Code and City Code; and
2. The proposed use is consistent with the General Plan and any applicable specific plan in that the expansion serves to maintain the economic vitality of the Business Park land use, and Santa Rosa's role as a Regional Employment Center (Goal LUL-J); and
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 in that the proposed use is consistent with approved light manufacturing uses in the existing business park and proposed changes to accommodate the use are interior tenant improvements; and
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 business park was developed for uses such as light manufacturing, it is served by existing utilities, and no physical constraints are present; and
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 the proposed light manufacturing use is internal to the building; and
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 involves a modification to an existing facility with no expansion of use, as the previous tenant also operated as a light manufacturing use and proposed changes are limited to the interior of the building.

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. General: A building permit is required for all on site demolition, construction, and/or change of use.
2. General: Construction hours shall be limited to 8:00 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. General: 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. General: 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. General: No exterior signs are approved with this permit. A separate sign permit is required.
6. Planning: No waste pick-up (i.e. trash, recycling, etc.) shall occur during the hours of 7pm to 7am.
7. Planning: There shall be no forklift activity outside the structure during the hours of 7pm to 7am.
8. Planning: There shall be designated parking areas for swing shift and graveyard shift employees located on the east side of the building, away from the adjacent residential neighborhood along Eardley Drive.
9. Planning: There shall be no deliveries during the hours of 7pm to 7am.
10. Planning: No trucks shall be permitted to idle outside the facility to queue for permitted delivery times.
11. Planning: Permitted hours of operation are from 7am-12am.
12. Environmental Compliance: At time of submittal of building permit application, it will be assessed if any wastewater pretreatment is necessary for the project. If wastewater is produced due to its contact with manufacturing of a product, additional pretreatment may be deemed necessary.
13. Environmental Compliance: If wastewater is produced due to its contact with manufacturing of a product, facility may be required to Install a sample box as per City Standard #522 or equivalent at the common process waste line in an area that is free of forklift traffic, and accessible to City personnel.
14. Environmental Compliance: Facility may be required to install a City approved effluent meter or equivalent to measure all process waste discharges to the City sanitary sewer. The effluent meter will be used to determine discharge flow data for City commercial sewer discharge fees.
15. Fire Department: If this project will require modifications to the Fire Sprinkler System plans shall be submitted for review and approval prior to sprinkler system being modified.
16. Fire Department: If this project will require modifications to the fire alarm or sprinkler monitoring system, plans shall be submitted for review and approval prior to alarm system being modified.
17. Fire Department: Twelve inch illuminated building address characters shall be provided per Fire Dept. standards. An illuminated address directory monument sign shall be provided at each entrance to the property.

18. Fire Department: The project will be subject to the Fire Codes in effect at the time of building and fire permit application. The applicable Fire Codes are changing on January 1, 2023.
19. Parks Department: Parks acquisition and/or park development fees shall be paid at the time of building permit issuance. The fee amount shall be determined by the resolution in effect at the time.

This Minor Conditional Use Permit is hereby approved on November 3, 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