

RESOLUTION NO. ZA-2023-003

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 USE CONSISTING OF A TATTOO STUDIO CALLED RAVEN’S PALETTE STUDIOS FOR THE PROPERTY LOCATED AT 490 MENDOCINO AVENUE, SUITE 107, SANTA ROSA, APN: 009-026-008, FILE NO. CUP22-068

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 date stamp received October 21, 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 personal services – restricted use for a Tattoo Shop 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 CMU-DSA (Core Mixed Use, Downtown 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 Core Mixed Use; and
2. The proposed use is consistent with the General Plan and any applicable specific plan in that the proposed use is located in a commercial area and implements General Plan Policy EV-A-5, which is to maintain diversity in the types of jobs available in Santa Rosa to lessen the impact of economic cycles, and Downtown Station Area Specific Plan Policy LU-1.2 to foster a rich mix of uses in the Core, Station, Maker, and Neighborhood Mixed use areas, while allowing differences in emphasis on uses to distinguished between them, and Downtown Station Area Specific Plan Policy LU-3.1 to expand and diversify the Downtown employment base by attracting new employers; 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 tattoo studio will be located within an existing commercial building and would operate Wednesday through Sunday from 12:00pm till 8:00pm and be closed on Monday and Tuesday; 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 proposed

studio would be located entirely within an existing commercial building designed for commercial uses with sufficient parking; 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 there will only be minor modifications to the interior, the studio will have only one private chair, and there will be no walk-in traffic accommodated (appointment only); and
6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for Class 1 Categorical Exemption under CEQA Guidelines §15301 in that the project is located within an existing structure involving a minor interior modification to an existing structure involving negligible or no expansion of the former 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, after issuance of a 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. All artists performing body art in the facility are required to register with Sonoma County Environmental Health.
8. The project is subject to the building and fire codes in effect at time of the 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 January 5, 2023, 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