

RV, Motorhome & Boat Sales Vehicle Sales & Rental

Minor Conditional Use Permit

CUP23-027

3019 Santa Rosa Avenue

August 17, 2023

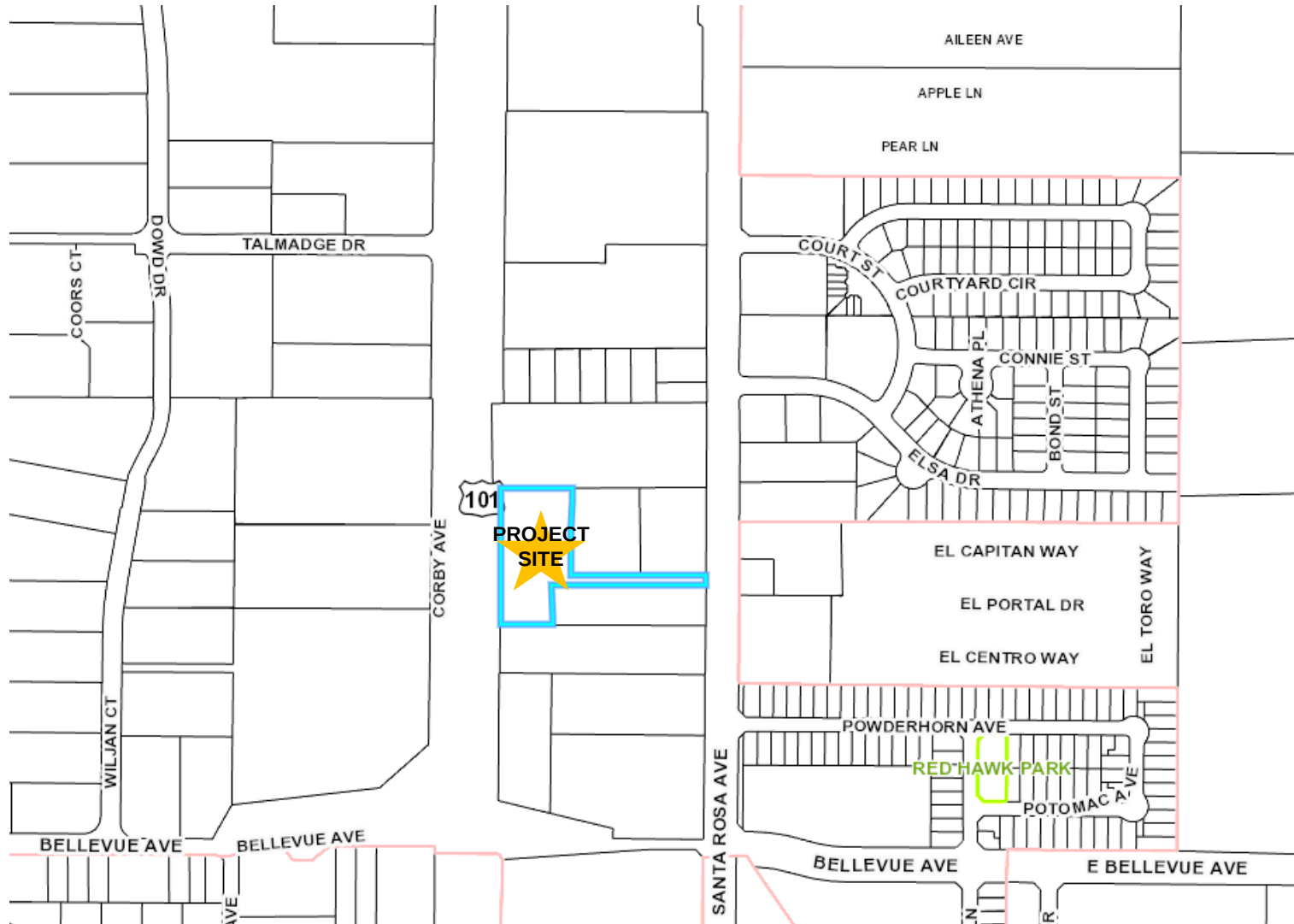
Suzanne Hartman, City Planner
Planning and Economic Development

Minor Conditional Use Permit approval to develop the parcel to provide the following uses:

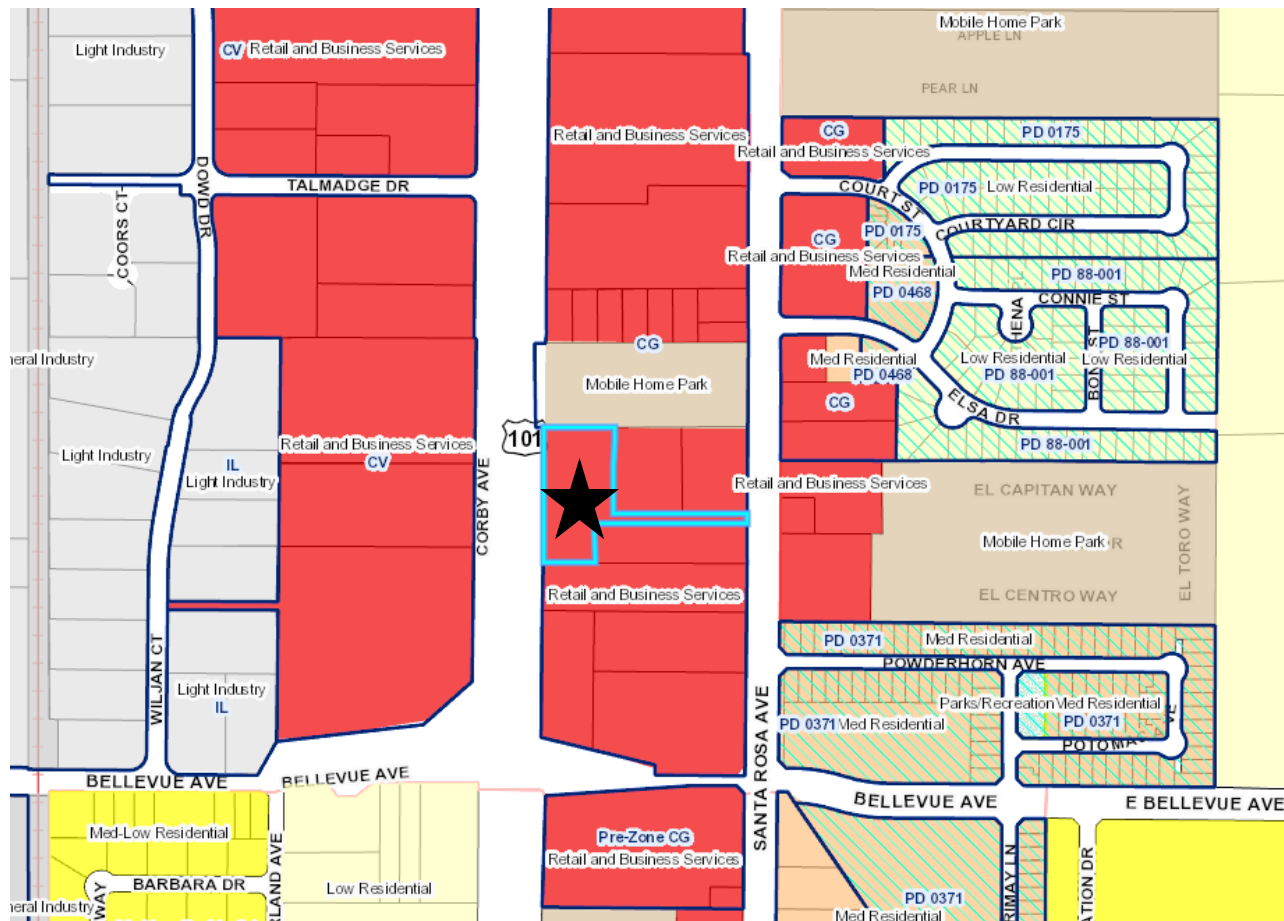
- RV, Motorhome and Boat Sales
- Vehicle Sales and Rentals
- Convert the existing garage to be used as an office space and storage space.

Location Map

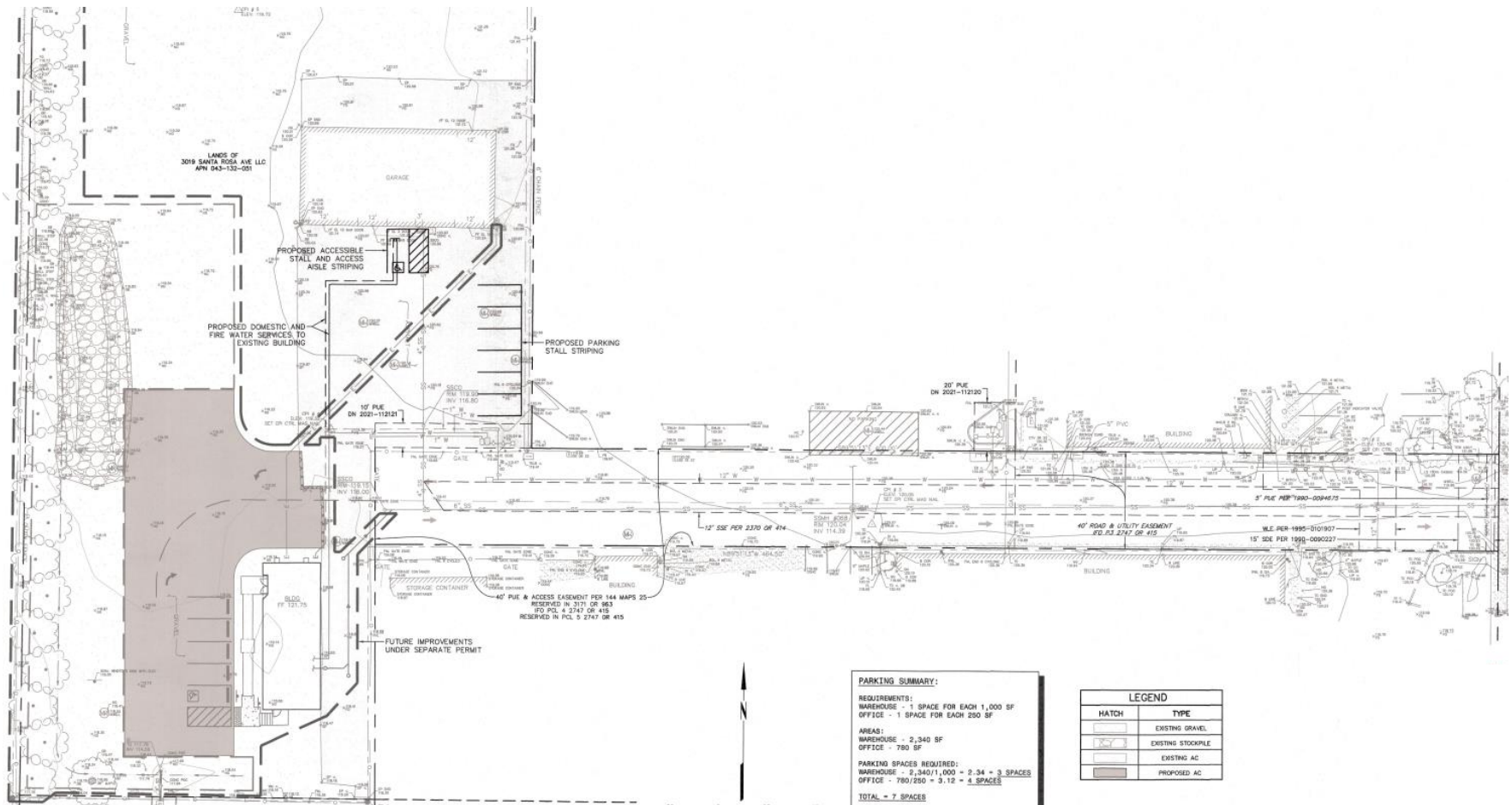
3019 Santa Rosa Avenue



- General Plan Land Use Designation: Retail & Business Services
- Zoning District: General Commercial (CG)



Project Site Plan



Garage Elevation Photos



Figure 1 - South Elevation



Figure 2 - West Elevation



Figure 3 - North Elevation



Figure 4 - East Elevation

- 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 proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

Required Findings (Continued)

- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- 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

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

- Categorical Exemption pursuant to CEQA Guidelines Section 15301

- There are no unresolved issues as a result of staff review.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by Resolution, approve a Minor Conditional Use Permit to allow for RV, motorhome and boat sales and vehicle sales and rentals; as well as for the existing garage to be used as an office space and storage space, located at 3019 Santa Rosa Avenue.

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