



APPLICATION
CONDITIONAL USE PERMIT

Please Type or Print

PATRICK

File #: CUP 17-147
Related Files:
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MAJOR MINOR TEMPORARY

GENERAL INFORMATION	LOCATION OF PROJECT (ADDRESS) 3410 Industrial Drive, Santa Rosa, CA 95403	ASSESSOR'S PARCEL NUMBER(S) 015-650-042	EXISTING ZONING Light Industrial (LI)
	NAME OF PROPOSED PROJECT Rock Star University		GENERAL PLAN DESIGNATION Light Industrial
	APPLICANT NAME Santa Rosa School of Rock, LLC	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (831) 325-1679	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX N/A
	APPLICANT ADDRESS 3410 Industrial Drive Santa Rosa CA 95403		EMAIL N/A
	APPLICANT REPRESENTATIVE Archilogix	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (707) 636-0646 x 403	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input checked="" type="checkbox"/> FAX (707) 636-0644
	APPLICANT REPRESENTATIVE ADDRESS 50 Santa Rosa Avenue Santa Rosa CA 95404		EMAIL mc@archilogix.com
PROPERTY OWNER INFORMATION	PROPERTY OWNER NAME (SIGNATURE REQUIRED BELOW) Next Generation, LLC	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input checked="" type="checkbox"/> BUSINESS <input type="checkbox"/> FAX (831) 325-1679	<input type="checkbox"/> CELL <input type="checkbox"/> HOME <input type="checkbox"/> BUSINESS <input type="checkbox"/> FAX N/A
	PROPERTY OWNER ADDRESS 3440 Industrial Drive Santa Rosa CA 95403		EMAIL N/A

PROJECT/BUSINESS DESCRIPTION – (Attach separate sheet if necessary.)
 New Use permit for a change to existing concert hours from 6:00 PM. to 12:00 AM to 6:00 PM to 4:00 AM

SIZE OF PARCEL 40,313 SQ FT or _____ ACRES	GROSS SQ FT OF PROPOSED USE 8,620	PRIOR USE Rock Star University
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> OFFICE <input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> INDUSTRIAL <input checked="" type="checkbox"/> OTHER (Please describe)
<input type="checkbox"/> EXISTING BUILDING/REOCCUPANCY <input type="checkbox"/> NEW CONSTRUCTION	<input checked="" type="checkbox"/> EXISTING BUILDING/REOCCUPANCY <input type="checkbox"/> NEW CONSTRUCTION	LIST EXISTING TENANTS
# UNITS TOTAL:	# BUILDINGS: 1	MAX EMPLOYEES/SHIFT:
# BEDROOMS PER UNIT:	TOTAL SQ. FT: 17,112	# SEATS/CAPACITY: N/A
# PARKING SPACES:	SQ. FT. OCCUPIED: N/A	# PARKING SPACES: 60
TYPE OF UNIT:	SQ FT EACH BUILDING (Please list):	% LOT COVERAGE: 42
<input type="checkbox"/> SINGLE FAMILY DETACHED		DAYS/HOURS OF OPERATION:
<input type="checkbox"/> SINGLE FAMILY ATTACHED		SEE ABOVE
<input type="checkbox"/> SECOND UNIT <input type="checkbox"/> MULTI-FAMILY		
<input type="checkbox"/> DUPLEX <input type="checkbox"/> MOBILE HOME		
% LOT COVERAGE		

SUBMITTAL INFORMATION – THESE ITEMS MUST BE SUBMITTED FOR A COMPLETE APPLICATION UNLESS INITIALED BY A CITY PLANNER

Plan **MUST** either be reduced to 11 X 17 or folded to 8 1/2 X 14

10 Copies of SITE PLAN showing all dimensions. (ATTACHED)	DISCLOSURE FORM (ATTACHED)
10 Copies of FLOOR PLANS N/A	VICINITY MAP WITH NORTH ARROW N/A
10 Copies of NEIGHBORHOOD CONTEXT MAP N/A	INDEMNIFICATION FORM (Back of sheet) N/A

ADDITIONAL SUBMITTAL INFORMATION – THESE ITEMS MAY BE REQUIRED FOR A COMPLETE APPLICATION

10 Copies of DIMENSIONED ELEVATIONS (New construction only) N/A	ENVIRONMENTAL ASSESSMENT (New construction only) N/A
10 Copies of SITE ANALYSIS MAP (New construction only) N/A	Completed STORMWATER DETERMINATION WORKSHEET N/A
10 Copies of LANDSCAPE PLANS (New construction only) N/A	

Completed **ABC APPLICATION WORKSHEET 23958.4 B & P** (For sales of alcoholic beverages) N/A

PROPERTY OWNER'S CONSENT – I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

PROPERTY OWNER'S SIGNATURE

[Handwritten Signature]

APPLICATION CUP 17-147	RECEIVED BY JAL	DATE 12/27/2017	FEE RECEIVED \$ 5690.50
PUBLIC HEARING		DATE	FEE RECEIVED \$ 1960
ENVIRONMENTAL REVIEW	<input type="checkbox"/> REQUIRED <input type="checkbox"/> EXEMPT	DATE	FEE RECEIVED \$

December 27, 2017

Patrick Streeter, AICP
Senior Planner
City of Santa Rosa
Planning and Economic Development
100 Santa Rosa Avenue, Room #3
Santa Rosa, CA 95404

City of Santa Rosa
DEC 27 2017
Planning & Economic
Development Department

**Re: Rock Star University CUP #13-090
Expanded Business Hours**

Patrick,

ArchiLOGIX represents Santa Rosa School of Rock, LLC Dba Rock Star University, Dba House of Rock at 3410 Industrial Drive, Santa Rosa, CA 95403. Our client has operated their live performance venue for over two years without incident. Currently, the permanent Use Permit (CUP #13-090) allows for operation from 6 pm to midnight 7 days per week. Santa Rosa School of Rock, LLC Dba Rock Star University, Dba House of Rock at 3410 Industrial Drive would like to extend the hours of operation until 4 am each day.

The reason for the request is the venue has developed a very loyal following of bands and fans who, after attending a concert, like to remain for after show gatherings and dancing. Unfortunately, due to the current Use Permit only allowing activities to midnight, they are limited in the number of performances that can be booked in a night and are not able to offer any after show activities or dancing, and must force everybody out of the venue before midnight at a substantial loss of revenue and goodwill from their customer base.

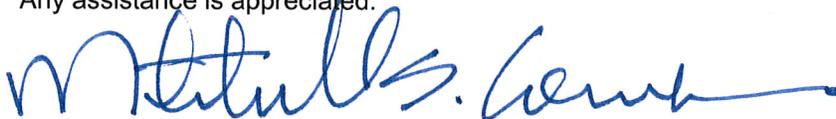
Santa Rosa School of Rock, LLC Dba Rock Star University, Dba House of Rock at 3410 Industrial Drive has proven to be an extremely well received and well-run operation and is simply seeking to expand its normal business hours. The existing parking covenant with the adjacent building will not be impacted since those patrons that stay at the facility for the extended hours will be directed to park in the 33 spaces as part of our building or park on the street.

We would like, if possible, to streamline the process and fees required to secure the additional hours of operation on Use Permit (CUP #13-090) as this is nothing more than a request for expansion of the hours. Nothing else in the original permanently approved Use Permit is changing or needs any further documentation or discussion.

Please advise the most efficient and inexpensive route to expand the hours of operation for Santa Rosa School of Rock, LLC Dba Rock Star University, Dba House of Rock at 3410 Industrial Drive.

The request for a reduction in fees is also being made from necessity as my client's personal residence was completely lost in the recent fires and it will take quite a while to financially recover from that loss.

Any assistance is appreciated.



Mitchell S. Conner
ArchiLOGIX