

RESOLUTION NO. ZA-2024-017

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A MEDICAL SERVICE – VETERINARY CLINIC, ANIMAL HOSPITAL LAND USE FOR THE PROPERTY LOCATED AT 100 BROOKWOOD AVENUE SANTA ROSA, APN: 009-081-054, FILE NO. CUP23-073

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on November 17, 2023; and

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 November 17, 2023; 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. The Medical Service – Veterinary Clinic, Animal Hospital land use is allowed in the CO Zoning District with a Minor Conditional Use Permit.
2. The proposed use is consistent with the General Plan in that veterinary offices are consistent with the Office General Plan Land Use designation of the property, which is intended for sites providing administrative, financial, business, professional, medical, and public offices.
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. There are various office uses located in the vicinity of the project site, including medical offices. There is existing parking onsite shared between the various businesses on the parcel.
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 site has previously been used for various medical offices, and tenant improvements are proposed to accommodate the proposed use.
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 use will not result in a significant increase in traffic, noise, or odors and will operate during normal business hours.

6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt from CEQA because the proposed use consists of the operation of an existing facility and involves a negligible 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 building permits for the proposed project. If the remodel qualifies as a Substantial Improvement per city ordinance, or is a change in occupancy class designation, then a Fire Sprinkler system will be required.
2. A hydrant will be required within 100 feet of the Fire Department Connection for the fire sprinkler system.
3. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.
4. 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.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
7. No exterior signs are approved with this permit. A separate sign permit is required.

This Minor Conditional Use Permit is hereby approved on May 2, 2024, 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: _____
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR