



August 28, 2019

Ms. Renee Whitlock-Hernsouvanh
 3421 Bonita Vista Ln
 Santa Rosa, CA 95404

Child Family Community, Inc.

APN: 034-460-032

ZONE: PD-0318

GENERAL PLAN: Low Residential

FILE NUMBER: CUP19-068

APPROVED USE: Temporary Child Day Care Center

The Santa Rosa Planning & Economic Development Department has completed its review of your application. Please be advised that your Temporary Use Permit application has been granted based on your project description and official approved exhibit dated received by the City on July 1, 2019.

The Planning & Economic Development Department has based its action on the following findings:

- The project is consistent with the Very Low Density Residential land use designation of the Santa Rosa General Plan in that the temporary use of the land for a Child Day Care Center is a compatible use and will occupy a former religious facility.
- The project complies with the provisions of the California Environmental Quality Act in that the temporary Child Day Care Center use qualifies for an exemption pursuant to CEQA section 15061(b)(3).
- The project complies with the Santa Rosa Zoning Code in that the site is zoned as PD-0318, and the project may be allowed as a conditionally permitted, temporary use.
- The project and/or use, as designed and conditioned, will not constitute a nuisance or be injurious or detrimental to the public health, safety, or general welfare in that, as designed and conditioned, no nuisances are anticipated.

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 are 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 this 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.**

GENERAL

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council is required.

2. The temporary use that includes the conversion of an existing religious facility into a Child Day Care Center may commence 10 days following the date of this approval letter and must conclude, including vacation of the structures, no later than five (5) years from the date of this approval, provided that all required permits are obtained.
3. All activities shall be performed according to the conditions and approved official exhibit(s), dated July 1, 2019.
4. The use of the site shall be consistent with the plans and application submitted for Temporary Use Permit review, including the general location of all security features, barriers, structures and other elements, ingress and egress paths, etc.
5. It is the responsibility of the property owner to ensure that the temporary housing use cease at the conclusion of the activity.
6. Comply with Engineering Development Services conditions of approval contained in Exhibit "A," dated August 13, 2019, attached hereto and incorporated herein.
7. Obtain a building permit for the proposed project.

This decision is subject to appeal within ten (10) working days from the date of this letter. If a building permit is obtained within the appeal period, and an appeal is also received, it is possible a delay could result. If you need further information or clarification, please contact me at (707) 543-4692.

Kristinae Toomians
Senior Planner

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES**

**EXHIBIT "A"
AUGUST 13, 2019**

**Fulton Community Preschool
1225 Fulton Rd
CUP19-075**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received July 1, 2019:

PARCEL AND EASEMENT DEDICATION

1. Project cannot impede vehicular access to existing 30' storm drain easement access to Piner Creek channel, shown on Tentative Map file no. 88-0220. Details of parking lot layout to be analyzed during review of Building Permit to ensure that appropriate access exists.

GRADING (From Building memo dated 7/23/19)

2. Obtain Building Permits for the proposed project.

WATER AND WASTEWATER

3. Water laterals and meters shall be sized to meet domestic, irrigation and fire protection uses.
4. If any modifications are needed to existing utilities, an Encroachment Permit shall be obtained from the Engineering Development Services Division of the Planning & Economic Development Department prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements. All sewer and water improvements to be per approved plans submitted with Encroachment Permit application.
5. If additions or modifications to existing landscaping are proposed, landscape and irrigation plans shall be submitted with the Building Permit application. All landscape and irrigation plans shall be in conformance with the Water Efficient

Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

FIRE DEPARTMENT (From memo dated 7/26/19)

Applicant is advised that the following Fire Department **General Conditions** also apply to this project:

1. Fire Department access roads shall be provided to within 150 feet path-of-travel distance of all portions of first floor exterior walls of all structures. Access roads shall be designed to current Fire Department standards: minimum 20 feet wide with inside radius of 20' and outside radius of 40 feet.
2. Required Fire Department access roads shall be signed "No Parking – Fire Lane" per current Fire Department standards & CA Vehicle Code.
3. Traffic calming measures (bollards, speed bumps, humps, undulations, etc.) are not approved as a part of this review and require specific approval from the Fire Department.
4. A Fire Flow Analysis including proposed building areas, type of construction, and calculated available fire flow at the new fire hydrants shall be provided to the Fire Department for review with submittal of private Underground Fire Main plans.
5. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.
6. An automatic fire sprinkler system designed and installed per NFPA 13 is required.
7. Site address signage per current Fire Dept Standards shall be established and maintained during and after any combustible construction or intensification of site use.
 - a. Twelve inch (12) inch illuminated premise identification shall be provided.
8. Provide a fire department key box (Knox box) on the building
9. The building shall comply with the "In Building Public Safety Radio System" requirement of CFC 18-44.510.1. A post construction performance test is an option. If sufficient signal strength exists then no system required. If deficient, a system is required.
10. Deferred Fire Department permits: Construction; Underground Fire Main system (from the backside of the detector check to bottom of sprinkler riser and including any on-site private hydrants), Automatic Fire Sprinkler System, Fire Alarm System, Fixed (kitchen) Extinguishing System(s), possibly a Bi-Directional Radio Repeater System.



Laura Ponce

PROJECT REVIEWER

**PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
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