RESOLUTION NO. ZA-2023-040

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A HEALTH/FITNESS FACILITY (SONOMA STRENGTH ACADEMY) WITH EXTENDED HOURS OF OPERATION AT THE PROPERTY LOCATED AT 1215 BRIGGS AVENUE, SANTA ROSA, APN: 015-690-032, FILE NO. CUP23-018

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on March 28, 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 dated June 12, 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 Light Industrial (IL) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that health/fitness facilities are permitted within the IL zoning district by obtaining a Minor Conditional Use Permit; and
2. The proposed use is consistent with the General Plan and any North Station Area Specific Plan in that in that the project site is zoned IL and is consistent with the General Plan Land Use, which is Light Industry, and is intended for services with large space needs and it provides new employment opportunities in the area; 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 project site is located within an area predominantly used for industrial and commercial uses; 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 project complies with Zoning Code Section 20-36.040, which is when a building's use changes to a new use without enlarging the space in which the use is located, and will provide adequate onsite parking from its employees and customers; 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 the proposed use shall be held within the existing building and no exterior modifications are proposed; and

6. The project has been found in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under CEQA Guidelines Section 15301 in that the site is entirely developed and the proposed use would involve a negligible expansion of a previous industrial 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.
2. Hours of operation shall be Monday - Thursday, 5:30 a.m. to 7p.m.
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. Comply with vehicle and bicycle parking requirements stated within Zoning Code Section 20-36.040.
6. No exterior signs are approved with this permit. A separate sign permit is required.
7. Compliance with Engineering Development Services Exhibit A, dated June 12, 2023, attached hereto and incorporated herein.

This Minor Conditional Use Permit is hereby approved on July 20, 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: _____
SUSIE MURRAY, ZONING ADMINISTRATOR