

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A MEETING FACILITY (THRIVE CHURCH) INCLUDING A PARKING REDUCTION AT THE PROPERTY LOCATED AT 3410 INDUSTRIAL DRIVE, SANTA ROSA, APN: 015-650-042, FILE NO. PLN25-0025

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on March 1, 2025; 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 March 28, 2025; 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:

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 IL (Light Industrial) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that a Meeting Facility (Church) is permitted with a Minor Conditional Use Permit; and
2. The proposed use is consistent with the General Plan and any applicable specific plan in that in that the project site is in an established light industrial area and, as a service with large space needs, implements the type of use envisioned by the General Plan land use designation for this 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 surrounded by light industrial uses, and Church is proposing small indoor gatherings and services including Bible Study, Prayer Meetings, and Music Classes. The Church offers weekly worship service on Sunday mornings, which is considered off-peak business hours, when surrounding businesses are closed. The Church will also offer occasional holiday services and events. The project has been reviewed by Traffic Engineering, Engineering Development Services, the Fire Department, Building and Planning Divisions, and no concerns have been raised; 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 Church is proposed in a fully developed light industrial area, surrounded by light industrial and commercial uses, where all utilities and City services are available; 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. The property is surrounded by light industrial/commercial uses; the religious facility/church services and activities will be held within the existing structure when other businesses are typically closed; the project plans have been reviewed by Traffic Engineering, Engineering Development Services, the Fire Department, Building and Planning Divisions, and no concerns have been raised; and
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 no new construction, additions, expansions, or enlargement of buildings are proposed; and
 - Pursuant to CEQA Guidelines Section 15183, the proposed project is statutorily exempt because it is consistent with the General Plan for which an Environmental Impact Report was certified by Council in 2009.
7. The number of parking spaces approved will be sufficient for its safe, convenient and efficient operation of the use. Per the Parking Study by W-Trans, dated April 2025, the project's peak parking demand is anticipated to occur during Sunday services, which will require 46 total parking spaces, 12 more than provided on-site. A Sunday morning on-street parking survey found multiple vacant spaces within 350 feet of the site, demonstrating adequate on-street parking to accommodate the anticipated overflow.
8. Due to special circumstances associated with the operation of the Meeting Facility at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4. Pursuant to Table 3-4, the use requires 66 onsite spaces, and 34 are available. The Parking Study, prepared by W-Trans, concluded that given that the church's parking demand is estimated to peak on Sunday morning, when other businesses are closed and on-street parking is available, overflow parking can be accommodated on the street.

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. No exterior signs are approved with this permit. A separate sign permit is required.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. For special events before 9:00 a.m. or after 6:00 p.m. requiring amplified sound, an Amplified Sound Permit shall be obtained.

This Minor Conditional Use Permit is hereby approved on April 17, 2025, 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: _____
CONOR MCKAY, ZONING ADMINISTRATOR