

RESOLUTION NO. ZA-2022-055

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW AVENUE 3111 STORAGE & HOUSING, A MIXED-USE DEVELOPMENT INCLUDING MULTIFAMILY HOUSING AND A SELF-STORAGE FACILITY FOR THE PROPERTY LOCATED AT 3111 AND 3119 SANTA ROSA AVENUE, SANTA ROSA, ASEESOR'S PARCEL NOS.: 043-143-018 AND 043-143-002, FILE NO. CUP21-050 (PRJ21-013)

WHEREAS, on March 25, 2021, an application for Design Review was submitted to the Planning and Economic Development Department proposing to construct a mixed-use development, including an apartment complex (multifamily residential) with 48 units and an approximately 85,500-square foot self-storage facility. On May 20, 2021, the required Minor Conditional Use Permit application was submitted; and

WHEREAS, on September 15, 2022, the Design Review Board granted Design Review contingent upon approval of a Minor Conditional Use Permit; and

WHEREAS, the Santa Rosa Zoning Administrator has completed the review of the Minor Conditional Use Permit application, and project materials, to allow the proposed mixed-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 stamped received on September 6, 2022; 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 consistent with the General Plan land use designation of Retail and Business Services for which the primary implementing zoning district is the General Commercial (CG) zoning district, where a mixed-up development, including both multifamily housing and self-storage facilities are permitted through the approval a Minor Conditional Use Permit. The project also implements several General Plan 2035 goals, by providing residential units to help meet the housing needs of Santa Rosa residents; by extending the bicycle and pedestrian paths of travel; and by enhancing the visual quality of a major entry route into Santa Rosa. The project site is not within a specific plan area.
2. 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 project has been reviewed in compliance with all development standards, including off-site and onsite

improvements, lot coverage, density, building height, setbacks and parking. As conditioned, the project is in compliance with City and California Northcoast Regional Water Quality Control Board (Water Board) requirements.

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. The storage facility has been placed between Hwy 101 and the residential structures where it will buffer the living units from noise, odor and other impacts from freeway traffic. The residential element is located along Santa Rosa Avenue, where it becomes the primary focal point for City traffic. The project has been reviewed by appropriate City staff, including Traffic Engineering, Transit and the Fire Department, and, as conditioned, will improve the bicycle and pedestrian paths of travel, and public transportation with the addition of a bus pullout.
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. The General Plan land use designation anticipates this type of development, and the site is located in a fully developed area where all required utilities and services are available.
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 site is surrounded by similar residential and commercial development.
6. The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project.
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15332, the project is exempt as infill development:
 - The proposed project is consistent with the applicable general plan designation and applicable zoning designation and regulations.
 - The project will occur on a site that is less than five acres in size that is within City limits.
 - The project site has no value as habitat for endangered, rare, or threatened species. A Habitat Assessment, prepared by Jane Valerius Environmental Consulting, dated September 28, 2017, summarized that the site is mostly paved with ruderal vegetation (weeds) growing through the cracks of the pavement or soil and around the perimeter of the site.
 - Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - A focused traffic analysis, prepared by W-Trans, dated January 4, 2022,

concluded that “the residential component of the project would have a less-than-significant VMT impact after accounting for VMT reductions based on the project density. The self-storage component of the project would have a less-than-significant impact as it would be local-serving and project-related trips would be redistributing existing trips from nearby self-storage facilities to the project site. Therefore, considering the potential impacts of both proposed land uses, the project as a whole would have a less-than-significant VMT impact.”

- A Noise and Vibration Assessment, prepared Illingworth & Rodkin, Inc., dated August 12, 2021, concluded that the project is not expected to cause a substantial permanent traffic noise level increase at the existing residential land uses in the vicinity, nor is it expected to generate noise in excess of standards established in the City’s General Plan.
- An Air Quality & Greenhouse Gas Assessment, prepared by Illingworth & Rodkin, Inc., dated August 11, 2021, was prepared. Standard conditions of approval, which are recommended in the report, have been required of the project. With the conditions, impacts from Highway 101 and Santa Rosa Avenue would be below their single-source and cumulative-source thresholds, and temporary construction impacts will be reduced to a level that is less than significant.
- Both the multifamily residential and self-storage uses will be connected to the City’s wastewater system. The project has been reviewed in compliance with the California Northcoast Regional Water Quality Control Board (Water Board) storm water best management practices (BMP) and conditioned appropriately. As such, no impacts to water quality are anticipated.
- The site can be adequately served by all required public utilities and services. The site is located in a developed area where all required public utilities and services are available.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.)

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. Compliance with all conditions of approval pursuant to Design Review Board Resolution No. DRB-2022-007, dated September 15, 2022.
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.

This Minor Conditional Use Permit for a mixed-use development, including multifamily residential and self-storage uses, is hereby approved on October 6, 2022, 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: _____
SHARI MEADS, ZONING ADMINISTRATOR