

RESOLUTION NO. ZA-2023-062

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A LIVE/WORK LAND USE FOR THE PROPERTY LOCATED AT 405 CHINN STREET, SANTA ROSA, APN: 009-101-004, FILE NO. CUP23-040

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on June 29, 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 June 29th, 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;
2. The proposed use is consistent with the General Plan and any applicable specific plan in that the General Plan Land Use Designation for the site is Office, which accommodates administrative, financial, business, professional, medical, and public offices. Policy LUL-E-6 of the General Plan calls for allowing residential or mixed-use development in the Retail and Business Services or Office General Plan Land Use Designations. The project proposes a Live/Work land use consisting of a single-family residential unit with an Office – Professional land use. The Project would also comply with Zoning Code Section 20-42.080 (Live/work and work/live units);
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 surrounding uses are also offices, and the proposed single-family residential unit would not result in any noise, traffic, or otherwise objectionable impacts that would preclude the reasonable enjoyment of these land uses;
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 includes tenant improvements to the existing building that accommodate the residential use, and the project site has adequate parking for the residential and office use and meets

the minimum parking requirement established by Zoning Code Section 20-36.040 (Number of parking spaces required).

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 Project's operation would result in very little traffic because no clients or customers would access the site as part of regular business operation. A lesser amount of traffic would result from the proposal compared to the previous use due to the conversion of multiple office suites into a single residential unit;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183 the project is exempt from CEQA because the proposed uses are consistent with the City's General Plan and any project-specific impacts are substantially mitigated when applying standard conditions of approval and because the Project complies with objective development and other zoning standards as described in this resolution.

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. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Monday through Saturday. No construction is permitted on Sundays and holidays.
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. No exterior signs are approved with this permit. A separate sign permit is required.

This Minor Conditional Use Permit is hereby approved on December 21, 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