

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA
MAKING FINDINGS AND DETERMINATIONS AND APPROVING A MINOR
CONDITIONAL USE PERMIT FOR RECESS SELF-STORAGE (A MIXED-USE
DEVELOPMENT) - LOCATED AT 4224 SONOMA HIGHWAY- FILE NUMBER PRJ18-050

WHEREAS, an application was submitted requesting the approval of a minor Conditional Use Permit for Recess Self-Storage (a mixed-use development) to operate Self-Storage facility and Multi-Family Residential uses, to be located at 4224 Sonoma Highway, also identified as Sonoma County Assessor's Parcel Number 032-010-005;

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the approved and adopted Mitigated Negative Declaration for this use and project; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed self-storage and multi-family residential uses are allowed within the CG (General Commercial) zoning district and comply with all other applicable provisions of this Zoning Code and the City Code; and
- B. The proposed uses are consistent with the General Plan land use designation of Retail and Business Services. The CG (General Commercial) zoning district implements the Retail and Business Services land use designation and both a self-storage facility and multi-family housing are permitted through the approval of a minor Conditional Use Permit in the CG zoning district. The proposed uses are not within a specific plan area; and
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity. The subject site is surrounded by commercial and multi-family residential uses to the east, north and west, and by the Santa Rosa Creek and Santa Rosa Creek Trail to the south. The site plan has been thoughtfully designed placing residential uses adjacent to existing residential uses on the west side of the property and overlooking the Santa Rosa Creek Trail on the south side, and the new self-storage facility next to existing commercial uses to the east. The

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site plan includes parking in compliance with Zoning Code Table 3-4 and the project will extend Streamside Drive to connect to Sonoma Highway, which will improve the area circulation; and

- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that the project plans have been reviewed by City staff and appropriately conditioned; and
- E. 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 area is designated for commercial uses, the property is surrounded on to the north, east, and west by similar residential and commercial uses; the project plans have been reviewed by City staff and conditioned appropriately including, but not limited to, compliance with Americans with Disabilities Act and Fire and Building Codes, and
- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). An Initial Study was prepared which resulted in a Mitigated Negative Declaration, which was circulated for a 30-day public comment period commencing July 2, 2019.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for Recess Self-Storage (a mixed-use development) to operate a Self-Storage Facility and Multi-Family Residential uses, to be located at 4224 Sonoma Highway, is approved subject to each of the following conditions:

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

1. Compliance with Planning Commission Resolution No. _____ (fill in Tentative Parcel Map resolution no. 3)
2. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
3. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said

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conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 8th day of August 2019, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED: _____
CHAIR

ATTEST: _____
EXECUTIVE SECRETARY