

## RESOLUTION NO. MNP14-016

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT AND A DESIGN REVIEW APPLICATION FOR A NEW AUTO REPAIR SHOP AND ASSOCIATED PARKING AND LANDSCAPING FOR THE PROPERTY LOCATED AT 900 SANTA ROSA AVENUE, SANTA ROSA, APN: 009-334-015**

The Santa Rosa Zoning Administrator has completed its review of your applications. Please be advised that your Conditional Use Permit and Design Review, to construct a new auto repair shop have been granted based on your project description and official approved exhibit dated June 22, 2015. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed use is allowed within the Planned Development zoning district and complies with all other applicable provisions of the Zoning Code and the City Code. 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;
- The proposed use is consistent with the General Plan and any applicable specific plan in that the project is consistent with the General Plan designation of Retail and Business Services;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the project will operate within the confines of the property and is consistent with other vehicle repair uses in the area;
- 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 facility is located in a commercial area, has multiple access points from major streets, and generally buffered from residential uses;
- 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 design and layout of the proposed development is of superior quality and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) in that the design includes multiple colors, organized and tinted window openings, and variation of massing along the roofline providing visual interest;
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the project in that

the project is generally buffered from residential uses and consistent with the commercial along Santa Rosa Avenue;

- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project is similar in design to other nearby vehicle service businesses located along Petaluma Hill Road and Santa Rosa Avenue;
- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained in that the design includes multiple colors, appropriate metal and glass materials, and attractive lighting fixtures; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 and Class 32 exemption under Sections 15303 and 15332 respectively in that the project is small new development consistent with the General Plan and zoning, and surrounded by urban uses. The land has no value as habitat and will not have significant noise, traffic, air quality or water quality impacts.

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:

1. A building permit is required.
2. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. 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. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
6. Building shall be equipped with an automatic fire sprinkler systems designed per NFPA 13, including an FDC within 50 feet of a fire hydrant. Current distribution of fire hydrants in this area may require installation of a new hydrant as part of the building service.

7. Twelve (12) inch illuminated premise identification shall be provide per current Fire Department standards.
8. A Phase 1 Environmental Site Assessment shall be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
9. Storage or use of any hazardous materials at the site will require a Hazardous Materials Inventory Statement to be submitted to the Fire Department for review. Materials in excess of the permit amounts will require a Hazardous Materials Management Plan to be submitted to the Fire Department for review and approval and may require payment of Hazardous Material Use or Hazardous Waste Generator fees.
10. A City of Santa Rosa Encroachment Permit shall be obtained prior to the commencement of any work within the public right of way.
11. Curb ramps shall be designed in accordance with the most current version of Caltrans Design Information Bulletin 82-05, "Pedestrian Accessibility Guidelines for Highway Projects".
12. Improvements to Rutledge Ave. shall consist of the removal of the existing driveway curb cut and installation of sidewalk, curb and gutter per City Standard 237.
13. Construction drawings submitted for building permit shall include final landscape and irrigation plans subject to review and approval of the Planning Division, except where not required.
14. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
15. The final design shall include windows on the east elevation of the building subject to review and approval of the Planning Division.

This Minor Conditional Use Permit and Design Review for an auto repair shop are hereby approved on this 2nd day of July, 2015 for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_  
 JESSICA JONES, ZONING ADMINISTRATOR