

RESOLUTION NO. CUP12-002

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE BEDROSIANS TILE AND STONE EXTERIOR STORAGE FOR TILE AND STONE AT 700 STONY POINT ROAD SANTA ROSA, APN: 125-071-020

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Conditional Use Permit has been granted based on your project description and official approved exhibit dated January 24, 2012. The Santa Rosa Zoning Administrator has based its action on the following findings:

- 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 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 in that proposed Building and landscape materials sales use implements the CG (general commercial) designation of the project site.
- 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 proposed use repurposes an existing building and proposes to make exterior changes which make the building more compatible with the newer development in the vicinity.
- The site is physically suited for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- 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 proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a 1 exemption (existing facilities).

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.**

1. A building permit is required for all on site demolition, construction, and/or change of use.

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. All outdoor storage of materials and/or refuse bins/cans shall be maintained under the canopy structures or within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.

This Minor Conditional Use Permit is hereby approved on this 5th day of April, 2012 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: 
Erin Morris, Zoning Administrator