

RESOLUTION NO. CUP13-015

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW BEDROSIANS TILE AND STONE TO REMOVE A CHAINLINK FENCE WITH BARBED WIRE AND REPLACE IT WITH A 7' FOOT WROUGHT IRON FENCE AT 700 STONY POINT 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 February 26, 2013. 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 Retail Sales of tile and stone use implements the 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 wrought iron is appropriate for commercially zoned property.
- 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 Class 3 exemption (construction of small structures).

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. The fencing along the northern property line abutting the Joe Rodota Trail shall remain open and not be fitted with slats or other material blocking visual access into the site from the trail.

*Fire Conditions*

5. On the South property line, the Gate noted as #13, needs to have exit hardware that an occupant can open (in addition to the fire lock shown on the plan)
6. On the North side, the (motorized?) gate across the fire access needs an electric gate release (knox key switch)

This Minor Conditional Use Permit is hereby approved on this 21<sup>st</sup> day of March 2013 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