

RESOLUTION NO. CUP20-005

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE A DOG RUN PARK FOR THE PROPERTY LOCATED AT 1018 BELLEVUE AVENUE, SANTA ROSA, APN: 044-330-056

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow a dog run park to be used by the residents of Eden Housing – Quail Run apartments has been granted based on your project description and official approved exhibit dated February 4, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed dog park is allowed within the PD-0371 (Planned Development) 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 Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received;
- The proposed dog run park is consistent with the Medium Density Residential General Plan Land Use Designation which is intended for “multifamily dwellings” in that the proposed project is a use compatible with residential dwellings in the existing Eden Housing – Quail Run Apartments, not open to the general public and will be maintained by the property management; and
- The design, location, size and operating characteristics of the proposed dog run park would be compatible with the existing and future land uses in the vicinity in that the proposed dog run park will utilize an underused landscaped area placed away in the back of the property to serve tenants’ domestic pet’s needs;
- The site is physically suited for the type, density, and intensity of the proposed dog run park, including access, utilities, and the absence of physical constraints in that the project site is within a residential area and will not result in a significant impact to the surrounding neighbors and the ADA access will be provided to the private dog run park;
- 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 proposed Project is a conditionally permitted use within the PD-0371 zoning district, will be within an existing landscaped area, will provide ADA accessibility. Additionally, the proposed project has been reviewed and conditioned by all applicable City of Santa Rosa departments; and
- The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 4 Categorical Exemption under CEQA Guidelines Section 15304 in that the project consists of minor alteration to a portion of Parcel No. 044-330-056 for use of a dog park resulting in a negligible expansion of use.

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 a building permit for the proposed project.
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. No exterior signs are approved with this permit. A separate sign permit is required.
6. The dog park shall be only used by the tenants and during daylight hours only.
7. Per City Code Section [18-12.015](#) (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the cost of any improvement to an existing building exceeds a value of \$200,000.00. Based on the review of the preliminary valuation calculation, the project will not be required to perform any public improvements. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway.
8. No concrete is allowed within the existing storm drain easement (see City file Number 1997-0124).

This Minor Conditional Use Permit is hereby approved on this 6th day of August 2020, 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: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR