

## **RESOLUTION NO. PRJ20-003**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE BOYS AND GIRLS CLUB—ROSELAND PRIVATE MEETING FACILITY FOR THE PROPERTY LOCATED AT 929 SEBASTOPOL ROAD, SANTA ROSA, APN: 125-101-044**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow the construction of a 24,464-square-foot Boys and Girls Club private meeting facility has been granted based on your project description and official approved exhibit dated December 13, 2019. The Santa Rosa Zoning Administrator has based this 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 Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received, in that private meeting facilities are permitted in the R-3-18 and CG zoning districts;
- The proposed use is consistent with the General Plan and the Roseland Area/Sebastopol Road Specific plan, in that the subject property is designated Medium Density Residential and Retail/Medium Residential, and the coordinating zoning districts permit private meeting facilities;
- The design, location, size and operating characteristics of the proposed Boys and Girls Club would be compatible with the existing and future land uses in the vicinity in that the proposed building will be situated in a primarily commercial area, within walking distance of the Roseland elementary school;
- The site is physically suited for the type, density, and intensity of the proposed Boys and Girls Club, including access, utilities, and the absence of physical constraints, in that the facility will be adequately served by 30 parking spaces due to the unique use and operating characteristics. The demand of parking is reduced because the Boys and Girls Club anticipates drop-off and pick-up vehicles transporting more than one child (siblings), and the club will be largely visited by children walking from Roseland Elementary School. Loading space is provided along the east side of the building;
- 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 project site is accessed by a private road/easement at Sebastopol Road. The developer will be required to build half of the private road to City Minor Street Standards, with curb, gutter, and contiguous sidewalk. As part of the Proposed Project, the design engineer will be required to coordinate with the Roseland Village project to ensure the ultimate design of the private street is consistent across both plans. The developer will be required to install traffic control

signing and striping in the private driveway and parking lot and will be required to provide ADA compliant access to the buildings from the public sidewalk; and

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), in that the project qualifies for a Class 32 exemption under the California Environmental Quality Act (CEQA Guidelines section 15332), in that the project is an in-fill development consistent with the General Plan designation and all applicable General Plan policies, as well as with the R-3-18 and CG zoning districts and all zoning regulations. The proposed development is within the City limits on a site that is less than five acres and substantially surrounded by urban uses. Pursuant to the Traffic Study, Wetlands Assessment, Preliminary Standard Urban Stormwater Mitigation Plan, the project would not result in any significant effects relating to traffic or water quality. Finally, the site can be adequately served by all required utilities and public services.

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. A building permit is required for all on site demolition, construction, and/or change of use.
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. Compliance with all conditions as specified by the attached Exhibit "A" dated July 16, 2020.

This Minor Conditional Use Permit is hereby approved on this 20<sup>th</sup> 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