

RESOLUTION NO. ENTER FILE NO.

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA
APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE MENDOZA AUTO
DETAILING USE FOR THE PROPERTY LOCATED AT 112 COMMERCIAL CT., #25,
SANTA ROSA, APN: 043-240-024**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow an auto detailing operation (Vehicle Services - Minor Repair/Maintenance use) in an existing 1,690 square-foot commercial building with hours of operation Monday-Saturday, 10:00 AM - 6:00 PM has been granted based on your project description and official approved exhibit dated July 23, 2020. 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;
- The proposed use is consistent with the General Plan and any applicable specific plan in that the project site's General Plan Land Use designation is retail and Business Services, and General Commercial (CG) zoning district in which the project is located is an implementing zoning district of this land use designation, and there are no applicable specific plans;
- The design, location, size and operating characteristics of the proposed auto detailing operation (Vehicle Services - Minor Repair/Maintenance use) would be compatible with the existing and future land uses in the vicinity in that the proposed use is an allowed use with a Minor Conditional Use Permit required, the proposed hours of operation are consistent with other commercial retail and services uses in the commercial development, and the specific unit in which the project is proposed does not abut a residential use;
- The site is physically suited for the type, density, and intensity of the proposed auto detailing operation (Vehicle Services - Minor Repair/Maintenance use), including access, utilities, and the absence of physical constraints in that the proposed use is configured with one vehicle service bay that limits the intensity of the use, and the proposed use does not require any unique design or infrastructure improvements;
- 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 use is required to comply with all applicable City Codes and regulations including the Noise Ordinance; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301 in that the proposed use is in an existing private structure, involving

negligible expansion of use beyond that existing at the time of the lead agency's determination.

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 the change of use or occupancy type.
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. No exterior signs are approved with this permit. A separate sign permit is required.

This Minor Conditional Use Permit to allow an auto detailing operation (Vehicle Services - Minor Repair/Maintenance use) in an existing 1,690 square-foot commercial building with hours of operation Monday-Saturday, 10:00 AM - 6:00 PM 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