

## RESOLUTION NO. CUP20-063

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE EXPANSION OF GOGUETTE BAKERY AND THE OPERATION OF A NEW ARCHITECTURE OFFICE FOR THE PROPERTY LOCATED AT 61 MONTGOMERY DRIVE SANTA ROSA, APN: 009-081-054**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to occupy an additional 670 square feet of the adjacent unit to expand upon a previously approved bakery (*Restaurant, café, coffee shop – Counter ordering*) (CUP16-014) into the adjacent suite and the operation of a new architecture office (*Office – Professional*) and accessory office to support the operation of the bakery (*Office – Accessory*) (total of 448 square feet) within the existing building footprint has been granted based on your project description and official approved exhibit dated February 1, 2021. 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 the General Plan Land Use is Office/Medium Density Residential and office use and restaurant uses are permitted with approval of a Minor Use Permit;
- The design, location, size and operating characteristics of the proposed bakery and office would be compatible with the existing and future land uses in the vicinity in that there are several similar uses in the surrounding area, including within the same shopping center. Additionally, no changes to the size of the building are proposed;
- The site is physically suited for the type, density, and intensity of the proposed bakery and office, including access, utilities, and the absence of physical constraints in that it is located within an area with similar uses. There are no exterior changes proposed to the existing building. Additionally, the project provides on-site parking in compliance with city standards;
- 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; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 in that the project consists of the conversion of a small structure from one use to another, with no exterior modifications.

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. Comply with Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as Exhibit "A", dated December 17, 2020.

This Minor Conditional Use Permit is hereby approved on this 18<sup>th</sup> day of February 2021, 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

Attachment

Exhibit A – Engineering Development Services Conditions of Approval, December 17, 2020