

RESOLUTION NO. PRJ21-009 (CUP21-045 & DR21-024)

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA
APPROVING A CONDITIONAL USE PERMIT AND A DESIGN REVIEW
APPLICATION FOR PLANET FITNESS FOR THE PROPERTY LOCATED AT 2705
SANTA ROSA AVENUE, SANTA ROSA, APN: 043-102-017**

The Santa Rosa Zoning Administrator has completed its review of your applications. Please be advised that your Conditional Use Permit and Design Review, to allow the operation of a 15,600 square foot 24-hour fitness facility-commercial and the modification of the building facade of an existing building has been granted based on your project description dated received May 6, 2021 and architectural plans dated received July 20, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed use is allowed within the CG (General Commercial) zoning district and complies with all other applicable provisions of the 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 fitness facility use implements the Retail and Business Services designation of the project site; and
- 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 fitness facility is similar in operating characteristics and number of visits as the surrounding retail uses and 24-hour operations of the use will provide additional activity in the project vicinity during non-retail hours;
- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints in that the use will be inside an existing vacant building that before was used as a retail store with sufficient parking spaces. Additionally, the Traffic Division has reviewed Traffic Generation and VMT analysis for the proposed use and has determined no further traffic analysis is required;
- 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 will be inside the existing commercial building and the facility will be staffed 24-hour with security cameras covering the entire gym and the parking lot;
- The design and layout of the proposed development is of superior quality and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans);

- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the site is located in a commercial area;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the modifications are to the existing structure, with a design compatible to adjacent structures;
- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained in that the color and new frontage windows provide visual interest and reduce outdated appearance, and will be in design compatibility with the surrounding structures; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:
 1. Class 1 Categorical Exemption under Section 15301 in that the project is located within an existing structure with no expansion of the existing use that will not result in significant impact(s).
 2. Class 3 Categorical Exemption under Section 15303 in that the project involves a change of use, which will require only minor exterior modifications to the structure/site.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.)

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:

1. Obtain a demolition permit for structures to be removed.
2. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
3. Obtain building permit(s) for the proposed project

4. 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.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
7. No exterior signs are approved with this permit. A separate sign permit is required.
8. Any business performing an on-site activity that generates wastewater from production and/or clean-up activities shall **Submit a Wastewater Discharge Permit Application including** plumbing plans to Environmental Compliance, 4300 Llano Road, Santa Rosa, CA 95407

The application requires no permit fee and contact the City's Environmental Services Section at 543-3369 for any additional information.
9. Any restaurant, deli, and or food service establishment is required to install a grease removal device. See City's Interceptor Policy for details on connections and sizing criteria.
10. Any trash enclosure shall be covered to eliminate the potential for any food waste discharge to the City storm drain system.
11. Comply with Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as Exhibit "A", dated September 14, 2021.

This Minor Conditional Use Permit and Design Review for 24-hours Planet Fitness and exterior modifications to the exiting building are hereby approved on this 7th day of October, 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