

RESOLUTION NO. CUP21-067

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE BANFIELD PET HOSPITAL, A VETERINARY CLINIC, TO OPERATE IN AN EXISTING TENANT SPACE FOR THE PROPERTY LOCATED AT 2663 SANTA ROSA AVENUE, SANTA ROSA, APN: 043-102-019; FILE NO. CUP21-067

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to operate a medical service veterinary clinic from 7:00 am to 7:00 pm seven days a week in an existing tenant space located at 2663 Santa Rosa Avenue within the Southside Shopping Center has been granted based on your project description and official approved exhibit dated received September 1, 2021, and subsequent materials received September 7, 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; and
- The proposed use is consistent with the General Plan and any applicable specific plan in that the medical service-veterinary clinic is consistent with the Retail and Business Service General Plan Land Use Designation; and
- The design, location, size and operating characteristics of the proposed medical service - veterinary clinic would be compatible with the existing and future land uses in the vicinity in that the use is allowed with approval of a Minor Conditional Use Permit, and provides adequate parking for all uses within the shopping center and will therefore, not inhibit the continued use of existing uses and the future uses of the site; and
- The site is physically suited for the type, density, and intensity of the proposed veterinary clinic, animal hospital including access, utilities, and the absence of physical constraints in that the Project is proposed within an existing shopping center with adequate parking and access from a main arterial street while the use itself would generate less trips than the previous retail use; and
- 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 Project was reviewed and Conditioned by City Staff and Conditioned appropriately, and the use would not cause a negative impact to the existing site, while the site can be accessed by emergency service vehicles; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Categorical Exemption under

Section 15301 in that the use is negligible and is located in an existing facility and does not involve any expansion or 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. 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. Comply with all of Engineering Development Services Exhibit "A" dated September 1, 2021, attached hereto and incorporated herein.

This Minor Conditional Use Permit is 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