

## **RESOLUTION NO. CUP21-020**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW AN INTEGRATED MEDICAL HEALTH CENTER FOR THE GROUND FLOOR OF THE PROPERTY LOCATED AT 914 RIPLEY STREET, SANTA ROSA, APN: 010-114-008**

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to operate an Integrated Medical Health Center within the ground floor of the existing building at 914 Ripley Street. This is based on your project description dated-stamped received on September 10, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed Integrated Medical Health Center is allowed within the R-3-18 zoning district per [Section 20-22.030](#), Table 2-2, through the approval of a Minor Conditional Use Permit 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 Integrated Medical Health Center is consistent with the General Plan land use designation of Medium Density Residential and Downtown Station Area Specific Plan in that it will provide a necessary service to support increased residential development.
- The design, location, size, and operating characteristics of the proposed Medical Service – Integrated Medical Health Center would be compatible with the existing and future land uses in the vicinity. The proposed use will occupy the first floor of an existing building and no exterior changes are being proposed. The site is within walking distance from areas developed with a mix of residential and commercial uses. The Traffic Engineering Division has reviewed the project plans and determined it would have a less than significant impact because it will generate very few AM and PM peak hour trips. The facility will have three treatment rooms and a waiting room and would have two to eight people, including staff, practitioner, and patients, at any given time during business hours. The use would not result in any significant increase in noise levels. The proposed hours of operation are from 9:00 AM to 6:00 PM, Monday through Friday, which aligns well with residential uses. The project narrative indicates there are two parking spots on-site intended for the existing residential uses on the second floor. The site is located within Downtown Station Area Plan, where there is no on-site parking required. Access will be taken from an entrance along Ripley Street where street parking, if necessary, is available.
- The site is physically suited for the type, density, and intensity of the proposed Medical service – Integrated medical health center, including access, utilities, and the absence of physical constraints. The Integrated Medical Health Center will occupy the first floor of the existing building that is currently vacant in a location where all utilities and emergency services are available. The second floor has been a residential

use and two parking spaces are provided on-site for the tenants. All utilities are provided for both uses, and no constraints have been identified for the proposed use;

- 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. The proposed Medical service – Integrated medical health center is located along a public street in an area designated for multi-family residential (R-3-18) development. The R-3-18 land use designation allows a range of housing types and limited commercial uses through the approval of a Minor Conditional Use were appropriate.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):
  1. The project is statutorily exempt from CEQA pursuant to Section 15182 and Government Code Section 65457 because the project is consistent with the Downtown Station Area Specific Plan and the certified Subsequent Program EIR (SCH 2006072104). The intensity of the use and design of the proposed project is consistent with the adopted Specific Plan's goals and policies.
  2. Pursuant to section 15183, the Project qualifies for streamlined processing because it is consistent with the General Plan for which an Environmental Impact Report (EIR) was certified by Council in 2009.
  3. Pursuant to CEQA Guidelines Section 15303, the Project is categorically exempt because it involves the conversion of an existing structure from one use to a another where only minor modifications to the structure are made.

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 building permit(s) 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 October 19, 2021.

This Minor Conditional Use Permit to operate an Integrated Medical Health Center within the ground floor of the existing building at 914 Ripley Street is hereby approved on this 4<sup>th</sup> day of November 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