

RESOLUTION NO. CUP21-051.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A VEHICLE SERVICES - MINOR MAINTENANCE/REPAIR LAND USE FOR THE PROPERTY LOCATED AT 77 W 3RD STREET, SANTA ROSA, APN: 125-053-031

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to operate a Vehicle Services – Minor Maintenance/Repair land use has been granted based on your project description dated August 3rd, 2021 and official approved exhibit dated August 8th, 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 in that the proposed use is allowed in the subject Zoning District (Maker Mixed Use) with Minor Conditional Use Permit approval. 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 proposed use is supported by the General Plan Land Use Designation of Maker Mixed Use, which emphasizes a balanced mix of residential, creative, and maker-oriented uses, including limited light industrial uses such as Vehicle Services – Minor Maintenance/Repair land uses;
- The design, location, size and operating characteristics of the proposed Vehicles Services – Minor Maintenance/Repair would be compatible with the existing and future land uses in the vicinity in that the Vehicle Services – Minor Maintenance/Repair activities would occur indoors starting at 8:00 a.m. and would comply with all standards outlined by the City's Noise Ordinance (City Code Chapter 17-16). Additionally, traffic is not anticipated to be generated that would significantly increase the existing traffic in the area, therefore, the surrounding land uses would not be significantly affected by the proposed operation;
- The site is physically suited for the type, density, and intensity of the proposed Vehicle Services – Minor Maintenance/Repair land use, including access, utilities, and the absence of physical constraints in that the site is fully developed to degree suitable for the proposed use because previous uses have consisted of Vehicle Services – Minor Maintenance/Repair and the site has all required utilities to continue a similar 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 in that the proposed operation would not generate significant traffic or noise that would affect nearby residential development because the scheduling and quantity of vehicle repair and dispatch activities would be staggered

and all operations would be required to comply with the City's Noise Ordinance (City Code Chapter 17-16); and

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for an Existing Facilities exemption under Section 15301 in that the proposal consists to operate a new land use in an existing structure involving a negligible or no expansion of the former use.

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. Compliance with all conditions included in the attached "Exhibit A" prepared by Engineering Development Services dated September 1, 2021.
7. Compliance with all conditions included in the attached "Exhibit B" prepared by Santa Rosa Fire, dated June 15, 2021.

This Minor Conditional Use Permit is hereby approved on this 18th 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