RESOLUTION NO. ZA-2023-041

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO CONVERT THE EXISTING GARAGE TO STORAGE SPACE AND OFFICE SPACE AT THE PROPERTY LOCATED AT 3019 SANTA ROSA AVENUE, SANTA ROSA, APN: 035-530-057, FILE NO. CUP23-027

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on April 25, 2023; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Conditional Use Permit application to allow the proposed use for the project described above; and

WHEREAS, the Minor Conditional Use Permit approval to allow the proposed use is based on the project description and official approved exhibit dated March 17, 2021; and

WHEREAS, 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;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The proposed use is allowed within the General Commercial (CG) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that the proposed uses are permitted within the CG zoning district by obtaining a Minor Conditional Use Permit; and
2. The proposed use is consistent with the General Plan and any applicable specific plan in that in that the project site is zoned CG and is consistent with the General Plan Land Use, which is Retail and Business Services; and
3. The design, location, size and operating characteristics of the proposed use would be compatible with the existing and future land uses in the vicinity in that the project site is located within an area predominantly used for commercial uses; and
4. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints in that the office and storage space does not involve the enlargement of, or propose any other exterior modifications, of the existing structure; and
5. 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 because the use of the existing building is ancillary to the existing use, theproject site is located along US Highway 101, and the residential use that is located on the north side of the property is separated by a fence; and

6. The project has been found in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under CEQA Guidelines Section 15301 in that the site is entirely developed and the proposed use would involve a negligible expansion of the existing 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. Obtain building permits for the proposed project.
2. Any change to exterior elevations shall require Design Review.
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 Engineering Development Services Exhibit A, dated March 17, 2021, attached hereto and incorporated herein.

This Minor Conditional Use Permit is hereby approved on July 20, 2023, for the duration of the use provided that conditions are complied with and that the use has commenced within 24 months from the approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
SUSIE MURRAY, ZONING ADMINISTRATOR