

**RESOLUTION NO. INSERT ZA RESO NO.**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA  
APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A MEDICAL  
SERVICE (VETERINARY CLINIC) FOR THE PROPERTY LOCATED AT  
730 BENNETT VALLEY ROAD, SANTA ROSA, APN: 009-333-008, FILE NO. CUP25-008**

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on February 13, 2025; 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 date stamp received February 10, 2025; 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 applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code in that the property is zoned CO (Office Commercial), which is applied to areas appropriate for administrative, business, financial, medical, professional, and public office uses, together with similar and related compatible uses. According to Zoning Code [Section 20-23.030, Table 2-6](#), a Minor Conditional Use Permit is required for the operation of a *Medical Service – Veterinary Clinic* land use for properties zoned Office Commercial; and
2. The proposed use is consistent with the property's Office General Plan Land Use designation, which provides sites for administrative, financial, business, professional, medical, and public offices; 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 proposed veterinary clinic will be located within an existing commercial building and the site provides sufficient parking; 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 proposal is located entirely within an existing commercial building and is in a fully developed area where all City services and utilities are available, and is easily accessible by pedestrians, cyclists, and motorists; 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 in which the property is located in that the project plans have been reviewed by the Fire Department, Building Division and Planning, and is conditioned appropriately; and

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301 in that the project is located within an existing structure involving a negligible expansion of an existing use that will not result in any significant impact(s).

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. From aerial photographs, it appears the curb ramp to the accessible parking may need to be upgraded to include yellow detectable warnings as part of the path-of-travel upgrades required by California Building Code 11B-202.4. Other path-of-travel upgrades may also be required.
3. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, [California Code of Regulations Title 24 Building Standards](#) and [Santa Rosa City Code](#).
4. City of Santa Rosa Fire Department Standard for Fire Safety During Construction shall be adhered to - <https://www.srcity.org/DocumentCenter/View/38996/Fire-Safety-During-Construction>
5. The applicant may be required to register with the California Environmental Reporting System (CERS) website if any hazardous materials or waste is stored on site in the amount requiring participation in the California Unified Program Agency (CUPA) program.
6. The following separate plan submittals shall be submitted directly to the Santa Rosa Fire Department if they apply:
  - a. NFPA 13 Automatic Fire Extinguishing System Modification
  - b. NFPA 72 Fire Alarm/Fire Sprinkler Monitoring Modification (if installed).
7. No exterior signs are approved with this permit. A separate sign permit is required.
8. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

9. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
10. Prior to building permit issuance, the property owner, or authorized representative, shall submit a Design Review permit application for the fence.

This Minor Conditional Use Permit is hereby approved on May 1, 2025, 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: \_\_\_\_\_  
CONOR MCKAY, ZONING ADMINISTRATOR