

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 MIXED-USE DEVELOPMENT, INCLUDING MULTIFAMILY RESIDENTIAL AND HOTEL USES, FOR THE ART HOUSE LOCATED AT 620 7TH STREET, SANTA ROSA, ASSESSOR'S PARCEL NO: 009-025-011, FILE NO. CUP22-009

WHEREAS, on May 15, 2008, the Design Review Board granted Design Review for the Art House, Resolution No. 08-779; and

WHEREAS, on June 12, 2008, the Planning Commission adopted Resolution Nos. 11322-11323, approving the Art House, a mixed-use project comprised of 21 attached residential units and two commercial units, live/work uses within the residential units, and certain non-exempt home occupations; and

WHEREAS, on June 12, 2008, the Planning Commission found the project in compliance with the California Environmental Quality Act (CEQA) as infill development, pursuant to CEQA Guidelines Section 15332; and

WHEREAS, construction of the Art House, which was comprised of 22 apartments, was completed in 2022; and

WHEREAS, on October 4, 2018, a Zoning Clearance was authorized for "Short Term Residential Use," subject to Transient Occupancy Taxes; and

WHEREAS, on February 25, 2022, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department proposing to designate 12 units for hospitality suites (hotel use), keeping ten units designated for residential use; and

WHEREAS, on June 5, 2025, the Zoning Administrator held a regular meeting, at which point this item was continued to July 17, 2025, a date certain; and

WHEREAS, on July 17, 2025, the Zoning Administrator held a regular meeting, at which point this item was continued to August 7, 2025, a date certain; and

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

WHEREAS, the Minor Conditional Use Permit approval to allow the proposed mixed-use (Hotel and Multifamily Residential) is based on the project description and official approved exhibit date-stamped received November 14, 2024; 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. City staff from Engineering Development Services, Finance, Santa Rosa Water, Traffic Engineering, Planning and Building have reviewed the plans in compliance with applicable sections of the City Code, and the project has been conditioned appropriately.
2. The proposed use is consistent with the Core Mixed Use General Plan land use designation and the Downtown Station Area Specific Plan in that the project will provide both residential units and hotel units in an area that is intended to foster a vital mix of residential, retail, office, governmental, entertainment, cultural, educational, and hotel uses to activate the greater Courthouse Square area and key transit corridors.
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. The construction of the Art House was completed in 2022, is located with the Downtown Station Area where there is no minimum parking requirement, and no changes to the building are proposed. The At House is located less than a quarter mile, walking distance, from Courthouse Square where restaurants, retail and entertainment are available.
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. The Art House is constructed with access, utilities the absence of physical constraints.
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. The project plans have been reviewed by Santa Rosa Water, Traffic Engineering, Engineering Development Services, Building and Planning and conditioned appropriately.
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). On June 12, 2008, the Planning Commission adopted Resolution Nos. 11322-11323 and found the Art House project qualified for a categorical exemption pursuant to CEQA Guidelines Section 15332. There is no new development proposed and the change in use will result in less than significant impacts, if any, as it relates to traffic, noise, air quality and water quality. As such, the proposed change of use remains categorically exemption pursuant to CEQA Guidelines Section 15332 as infill development.

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. Comply with all conditions as specified in the Engineering Development Services Exhibit A, dated January 3, 2025, attached hereto and incorporated herein.
2. There shall be no sales of Tobacco without a valid Tobacco Retail License and authorization from the City of Santa Rosa.
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.

This Minor Conditional Use Permit is hereby approved on August 7, 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: _____
AMY NICHOLSON, ZONING ADMINISTRATOR

**CITY OF SANTA ROSA, CALIFORNIA
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
ENGINEERING DEVELOPMENT SERVICES DIVISION**

**EXHIBIT "A"
January 3, 2025**

**Art House- Hotel Use
Previous Airspace condominiums Tentative Map
620 7th Street
CUP22-009**

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received January 28, 2022:

PARCEL MAP AND EASEMENT DEDICATIONS

1. Any outstanding parcel map processing, inspection, and or plan check fees due to the City for the airspace condominium plan check under permit record ENG18-008 shall be paid to date by the applicant prior to the CUP permit approval.

WATER AND WASTE WATER

2. The approximate required sewer and water demand fees to convert from a multi-family use to a hotel are approximately \$63,216. Those fees shall be paid on August 7, 2025, the date this Conditional Use Permit is approved. This Conditional Use Permit shall not be valid until those fees have been paid in accordance with this condition.

FIRE DEPARTMENT

3. The Fire Department access along Riley Street shall be maintained. Street parking/loading for hotel guests will not be permitted fronting the location along Riley.
4. Obtain an annual operational permit from the Fire Department for the operation of a hotel (11-40 units).

RECREATION AND PARKS

5. No park fees are due for this conversion to a Hotel use.
6. Property owner shall be responsible for the irrigation of the street trees and the maintenance of the planter strips on 7th Street and Humboldt Street.



1/3/2025

CLEVE GURNEY
DEPUTY DIRECTOR, DEVELOPMENT SERVICES