

RESOLUTION NO. PC-2023-022

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR OFF-SITE PARKING FOR THE COFFEY PARK SELF STORAGE PROJECT - LOCATED AT 3242, 3282, AND 3300 COFFEY LANE; APNS: 034-011-074, 034-011-077 AND 034-011-076 - FILE NUMBER PRJ21-034 (CUP21-101)

WHEREAS, on December 22, 2021, an application was submitted requesting the approval of a Conditional Use Permit for 25 off-site parking space at 3300 Coffey Lane for the proposed development of the Coffey Park Self Storage facility at 3282 and 3242 Coffey Lane, also identified as Sonoma County Assessor's Parcel Number(s) 034-011-074, 034-011-077 and 034-011-076; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. The proposed use of a self-storage use is permitted by right in the subject property Light Industrial zoning district. The applicant has proposed a self-storage use at 3282 Coffey Lane and the use of 25 off-site parking spaces on the adjacent site to the north to meet the parking requirements of the Zoning Code for the self-storage use. Zoning Code §20.36-070.A.1 allows off-site parking facilities in any zoning district provided that a Conditional Use Permit is approved, that the off-site parking is within the vicinity of the parcel being served, and provided that a guarantee is provided to maintain the parking exclusively for the use of the self-storage facility for its duration via a recorded covenant;
- B. The proposed use is consistent with the General Plan in that the 25 off-site parking spaces at 3300 Coffey Lane will accommodate development of the self-storage facility at 3282 and 3242 Coffey Lane along a regional arterial road consistent with the policies of the General Plan presented in the staff report;
- C. The design, location, size, and operating characteristics of the 25 off-site parking spaces would be compatible with the existing and future land uses in the vicinity in that the proposed off-site parking lot is primarily surrounded by other light industrial uses to the north, west, and east, and their use for the self-storage facility at 3282 and 3242 Coffey

Lane will not be detrimental to the future development of the Pine Creek Industrial Park based upon the total available parking on-site and current mix of tenants;

- D. As a developed parking area for 25 parking spaces as part of the Pine Creek Industrial Park, the site is immediately adjacent to the proposed self-storage facility at 3282 and 3242 Coffey Lane and it is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- E. 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 off-site parking lot will include adequate outdoor lighting, access, and landscaping for the proposed self-storage facility, which will be subject to Design Review, while maintaining adequate parking for the Pine Creek Industrial Park;
- F. The Zoning Code sets a base parking requirement for a self-storage facility (without a caretaker or manager on-site) at 5 parking spaces (no bicycle parking is required). The proposed self-storage facility would provide two (2) on-site parking spaces for the proposed 69,832 square feet of floor area, which together with the 25 off-site parking spaces will be sufficient for the safe, convenient, and efficient operation of both the proposed self-storage facility and Pine Creek Industrial Park, and will be compatible with neighboring properties; and
- G. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the project in its entirety is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) as a Class 32 exemption, per Section 15332, as outlined fully in the staff report as an infill development on a project area of less than five acres, within City limits, substantially surrounded by urban uses, with no value as habitat for endangered, rare or threatened species, adequately served by necessary utilities and public services, and the project has no foreseeable significant adverse impacts. This finding is supported by a traffic report, a biological assessment, an Initial SWLID Report, implementation of current standards and laws regarding short term and operational air quality, and an email from the Lytton Rancheria indicating it does not request any further consultation pursuant to AB52.

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for off-site parking, is approved subject to each of the following conditions:

## **PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

### **GENERAL:**

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of any building permit.
2. Compliance with all conditions of approval herein and for the Coffey Park Self Storage Project Design Review Permit (DR20-043).
3. All work shall be done according to the final approved plans dated received June 21, 2023, subject to approval by the Director of Planning and Economic Development.

**EXPIRATION AND EXTENSION:**

4. This Conditional Use Permit shall be valid for a two-year period. If construction of the Coffey Park Self-Storage Project has not commenced or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
5. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of self-storage use.

**PLANNING DIVISION:**

6. This approval is contingent upon approval of a recorded covenant by the City Engineer, running with the land, guaranteeing that the 25 parking spaces and landscaping will be maintained as part of the existing parking lot at 3300 Coffey Lane exclusively for the use or activity of the proposed Coffey Park Self-Storage Project at 3282 and 3242 Coffey Lane for the duration of the self-storage use.
7. The design and use of the 25 off-site parking shall continue to be the same as that approved by the Planning Commission and Design Review Board. Any future additions, expansions, remodeling, etc., will be subject to review and approval of the Planning Division.
8. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080),
9. **PROJECT DETAILS:**
  - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and California Building Codes, as well as the City's Design Review Guidelines.
10. **LANDSCAPING:**

- A. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

11. SIGNS:

- A. No exterior signs, banners, or the like are approved with this permit. A planning sign permit application is required for all signs.
- B. Sign permit approval shall be obtained prior to application for a building permit.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use 25 off-site parking spaces at 3300 Coffey Lane for the proposed Coffey Park Self-Storage Project at 3282 and 3242 Coffey Lane would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 14th day of September, 2023, by the following vote:

AYES: ( )

NOES: ( )

ABSTAIN: ( )

ABSENT: ( )

APPROVED: \_\_\_\_\_

Karen Weeks, Chair

ATTEST: \_\_\_\_\_

Executive Secretary

Attachment:  
EDS Exhibit "A" Dated September 6, 2023