

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, ANIMAL HOSPITAL AND EXTENDED HOURS OF OPERATION FOR THE PROPERTIES LOCATED AT 1111 PETALUMA HILL ROAD AND 564 BARHAM AVENUE, SANTA ROSA, APNS: 038-112-028, 038-112-003, FILE NO. PLN25-0232

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on June 25, 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 April 16, 2026; 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 parcel is designated as General Commercial (CG), which implements the Retail and Business Services General Plan Land Use designation. The proposed uses are permitted within the CG zoning district by obtaining approval of a Minor Conditional Use Permit, according to Zoning Code [Section 20-23.030, Table 2-6](#); and
2. The proposed use is consistent with the Retail and Business Services General Plan Land Use designation, which allows retail and service enterprises, offices, and restaurants with extended hours of operation. The Project site is within the Santa Rosa Avenue Corridor; 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 a General Commercial zoning district along the Santa Rosa Avenue Corridor, where commercial uses and extended hours of operation are common, and the veterinary hospital will operate within an existing building with onsite parking and circulation improvements. The operational characteristics, including 24-hour operation, are not expected to result in significant noise or activity impacts and the project has been conditioned to ensure operations do not create noise disturbances to surrounding properties, including during overnight hours and given the project's location along a major roadway with existing commercial activity; 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 proposed veterinary hospital will operate within an existing structure. A Traffic Memo conducted by Fehr & Peers, dated March 11, 2026, and determined the Project's impact on VMT would be less-than-significant; 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 City Departments and conditioned to ensure compliance with applicable standards related to site design, circulation, and operations. Conditions of approval address potential noise and operational impacts, including during overnight hours, and the project's traffic generation has been determined to be less than significant based on the Fehr & Peers memorandum, dated March 11, 2026; and
6. The Project has been found in compliance with the California Environmental Quality Act (CEQA).

The Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities), which applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures involving negligible or no expansion of existing or former use. The proposed Project consists of site and building improvements to an existing developed property, including parking lot reconfiguration, replacement of awnings, installation of fencing and gates, and new landscaping, which represent minor alterations to an existing facility with no expansion of use.

The Project is also categorically exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures), which applies to the construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and accessory (appurtenant) structures. The proposed awnings, gate, fencing and related site improvements are accessory to the existing development and consistent with this exemption.

None of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply to the Project.

In addition, the Project is eligible for streamlining pursuant to CEQA Guidelines Section 15183, as it is consistent with the General Plan 2050 for which an Environmental Impact Report was certified by Council on June 3, 2025. This section of CEQA provides that projects consistent with the development density and policies established by an adopted general plan for which an EIR was certified shall not require additional environmental review, except as might be necessary to evaluate whether the Project would result in project-specific significant effects that are peculiar to the Project or its site.

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 applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
2. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
3. Compliance with Zoning Code Section 20-30.080: Outdoor Lighting.
4. Obtain building permits for the proposed Project.
5. Comply with all conditions as specified in the Engineering Development Services Exhibit A, dated April 16, 2026, attached hereto and incorporated herein.
6. Operations shall be conducted in a manner that does not create noise disturbances to surrounding properties, including during overnight hours. All activities involving animals shall occur within enclosed buildings, and outdoor activity shall be limited to the extent feasible to minimize noise and disturbance to adjacent properties.
7. No exterior signs are approved with this permit. A separate sign permit is required.
8. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
9. Compliance with City Graffiti Abatement Program Standards for Graffiti Removal (City Code 10-17.080).
10. Light sources shall be concealed from public view. All lighting shall be directed toward the subject property and away from adjacent properties.
11. 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.
12. 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.
13. 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>
14. 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 Installation
- b. NFPA 24 Private Underground Fire Main
- c. NFPA 72 Fire Alarm Modification (if installed) or Fire Sprinkler Monitoring (min required).
- d. Emergency generator with fuel storage (if installed).

This Minor Conditional Use Permit is hereby approved on May 14, 2026, 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

| ~~Attachment 1~~Exhibit A – Engineering Development Services Exhibit “A,” dated April 30, 2026.