

## RESOLUTION NO. ZA-2024-019

### RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A HEALTH/FITNESS FACILITY WITH EXTENDED HOURS OF OPERATION AND MINOR DESIGN REVIEW FOR THE EXTERIOR MODIFICATIONS OF THE EXISTING COMMERCIAL BUILDING FOR THE PROPERTY LOCATED AT 551 SUMMERFIELD ROAD, SANTA ROSA, APN: 013-284-011, FILE NO. PRJ23-018 (CUP23-063 & DR23-036)

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

WHEREAS, the Minor Conditional Use Permit and Minor Design Review approvals to allow the proposed use and development are based on the based on the project plans dated stamped September 14, 2023 and official approved exhibit dated April 23, 2024; and

WHEREAS, the proposed project was scheduled before the Zoning Administrator on May 16, 2024. On May 15, 2024, a request for public hearing was received and the item was continued to June 6, 2024, a date certain, to allow for re-noticing; and

WHEREAS, the matter has been properly noticed as a public hearing pursuant to the City Code Chapter 20-66, as requested by the public.

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050 and Section 20-52.030, the Zoning Administrator of the City of Santa Rosa finds and determines that:

#### Minor Conditional Use Permit Findings

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 Neighborhood Commercial, which is intended to provide for the day-to-day needs of local neighborhoods and workplaces. According to Zoning Code [Section 20-23.030, Table 2-6](#), a Minor Conditional Use Permit is required for the operation of a commercial health/fitness facility within the Neighborhood Commercial zoning district; and
2. The proposed use is consistent with the Retail and Business Services General Plan Land Use Designation, which is intended for retail and service enterprises, offices, and restaurants; 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 use will be located within an existing commercial plaza and is surrounded by neighborhood commercial uses that are compatible with the proposed use. All operations will be conducted inside of the commercial building; 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 project site is located entirely within an existing commercial plaza and the plans been reviewed by City staff, including the Fire Department, Engineering Development Services, Traffic Engineering and the Building Department, and the project has been conditioned appropriately in terms of public safety. The project submitted a Trip Generation Assessment on November 1, 2023, which determined that the project scope will not attract substantial traffic volumes from outside the neighborhood; 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 consists of minor changes to the existing building and landscape and the plans have been reviewed by City staff, including the Fire Department, Engineering Development Services, Traffic Engineering and the Building Department, and the project has been conditioned appropriately in terms of public safety; and
6. The project has been found in compliance with the California Environmental Quality Act (CEQA).
  - Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt from CEQA in that the project involves changing the previous use to a new use where only minor alterations to the existing facility are proposed.
  - Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt because it involves only minor alterations to an existing facility.
  - Pursuant to CEQA Guidelines Section 15183, the project qualifies is statutorily exempt because it is consistent with the General Plan 2035 for which an Environmental Impact Report was certified by Council in 2009.

#### Minor Design Review Findings

1. The design and layout of the proposed development is of superior quality, and is consistent with the Retail and Business Services General Plan Land Use designation, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) in that the proposed modifications involve changing the previous use to a new use where only minor alterations to the existing facility are proposed; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that the proposed changes more appropriately fit into the character and context of the surrounding commercial buildings with respect to scale, design, form, and use of materials; and

3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the project consists of minor changes to the existing building; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the project site is located within a neighborhood commercial plaza and the proposed design of the street-facing façade will be consistent with the remaining building elevations and with the surrounding commercial buildings; and
5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained in that the renovated building entrance will enhance an existing commercial building; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that the project consists of minor changes to the existing building and the plans have been reviewed by City staff, including the Fire Department, Engineering Development Services and the Building Department, and the project has been conditioned appropriately in terms of circulation and public safety; and

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. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturday. No construction is permitted on Sunday or holidays.
3. All existing landscaping at the front of the building shall be protected during construction and properly maintained at all times. All landscaping (trees, shrubs, ground cover, turf, etc.) which, due to accident, damage, disease, lack of maintenance, or other cause, fail to show a healthy appearance and growth, shall be replaced.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
6. No exterior signs are approved with this permit. A separate sign permit is required.
7. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
8. Compliance with Engineering Development Services Exhibit A, dated April 23, 2024, attached hereto and incorporated herein.

This Minor Conditional Use Permit and Minor Design Review are hereby approved on June 6, 2024. If conditions have not been met or if work has not commenced within 24 months from the approval date, these approvals shall automatically expire and be invalid unless an application for extension is filed prior to expiration. These approvals are subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_  
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT  
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"  
April 23, 2024

Planet Fitness  
SUMMERFIELD RD (551)  
PRJ23-018

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services 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. **Per City Code Section [18-12.015](#) (C), all properties including commercial and industrial parcels shall be subject to public improvement requirements when the value of any proposed building or site improvement exceeds \$200,000.00. A formal review of the valuation will commence during review of the building permit application. If the valuation is determined to be above the \$200,000 threshold, the project may be required to install or modify public improvements such as sidewalks, curb and gutter, pedestrian ramps, driveway approaches, planter strips and bike lanes. Additional right-of-way and easement dedications may also be required to support the current or future expansion of the roadway in order to meet adopted City Standards, General Plan requirements or area specific plans. Contact the Engineering Division of the Planning and Economic Development Department at 707-543-3200 to discuss specific requirements.**
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 11-1-23:

#### **PUBLIC STREET IMPROVEMENTS**

1. It is recommended that any non-standard sidewalk sections and driveway approaches along the property's frontage be upgraded to the current standard in order to ensure a compliant path of travel within the public right-of-way or public easements and to mitigate any potential trip hazards. Per City Code Section 13-32.020, the abutting property owner shall maintain the sidewalk in a manner that avoids creating a dangerous situation for the property owner and any members of the public utilizing the corridor.
2. An encroachment permit shall be obtained from the Planning and Economic Development Department prior to performing any work within or adjacent to the public right-of-way.

#### **STORM WATER COMPLIANCE**

3. Note on the plans submitted with the building permit application that “no debris, soil, silt, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are complete, any excess material or debris shall be removed from the work area.”
4. As applicable, the developer’s engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.

### **STORM DRAINAGE**

5. Any needed drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer and shall be designed per the Sonoma County Water Agency’s Flood Control Design Manual and the City of Santa Rosa Design and Construction Standards at the developer’s expense.

### **BUILDING**

6. Obtain building permits for the proposed project.

### **WATER AND WASTEWATER**

7. Demand fees may be required and shall be determined during review of the building permit application. Submit the type of use in each portion of the building and the square footage of each usage type with the building permit application. The applicant may contact the Water Engineering Services division at (707)-543-4300 to obtain a preliminary fee calculation.
8. All irrigation and domestic water services shall be protected with a reduced pressure backflow device per City Standard 876. Backflow additions or upgrades shall be required as part of the building permit review. The location of all existing or proposed backflow devices shall be shown on the utility plan submitted with the building permit application.
9. The existing water service shall be sized to support any additional fire and domestic demand. If the building is not served by an automatic fire sprinkler system, it is possible that the proposed tenant improvement will require the installation of fire sprinklers within the building and a dedicated fire service per City Standard 880. All modifications to the existing water system shall be performed under an encroachment permit. The water service size shall be determined based on flow calculations submitted by the sprinkler designer.
10. Design of hydrant locations shall be per City Standard 857, meet the Fire Code requirements and must be approved by the Fire Department for logistics and by Santa Rosa Water Department for maintainability. For

specific fire hydrant locations and flow requirements see Section XII of the Water System Design Standards.

11. Water Engineering provides mapping of private onsite water mains and fire hydrants for the Fire Department and processes the fee collection and meter installation for the fireline. If a private hydrant is proposed or required, provide two copies of the approved onsite plans showing private firelines and private fire hydrant locations to the Utilities Engineering Division prior to requesting meter sets and commencing service. Refer to section XI. A of the Water System Design Standards for submittal of plans for private fire systems.
12. Properties currently protected by automatic fire protection systems may have backflow devices on the dedicated fire service that do not meet current standards. All dedicated fire services shall be protected with a double detector check device per City Standard 880. Existing fire services protected by a single check device may require an upgrade per City Standard 880 as part of the tenant improvements. Contact Water Engineering Services at 707-543-4200 or email [watereng@srcity.org](mailto:watereng@srcity.org) to determine the existing backflow type and to understand the specific requirements that will be placed on the building permit application. Any upgrades to the backflow device shall be installed under an encroachment permit.
13. If the project involves the addition of a new fire service or modifications to an existing service, an approved Fire permit for the onsite dedicated fire line shall be obtained prior to issuance of the encroachment permit for the backflow device. The onsite permit application and plan should be submitted to the Fire Department prior to applying for the encroachment permit.
14. A sewer cleanout per City Standard 513/513A must be installed on the existing sewer lateral if one does not already exist. The location of the cleanout must be shown on the utility plan submitted with the building permit application. The type of cleanout and the placement shall be based on the depth of the existing lateral. The installation of the clean out must be performed under an encroachment permit.
15. If additions or modifications to the existing landscaping are proposed under the building permit application, a dedicated irrigation meter shall be installed to serve the existing or proposed landscaping if one does not already exist. The Director of Santa Rosa Water may approve a variance deferring the installation of the irrigation meter if special circumstances exist on the property that would result in the installation creating practical difficulties or unnecessary hardships.
16. If additional fire lines and water meters are required, Santa Rosa Water may require all individual existing and new water services to be consolidated and installed as a combination service per City Standard 870. Consolidation shall

require the abandonment of any unused water services at the main. This determination will be made during review of the building permit application.

17. Any additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.

## **ENVIRONMENTAL COMPLIANCE**

18. Tenant improvements performed in conjunction with a change of use or an expansion of an existing use may result in additional requirements associated with the discharge to the City's public wastewater system. Contact the Water Department's Environmental Compliance section at 707-543-3369 to determine the necessary permitting path and to better understand the specific requirements that will be brought forward during the review of the building permit application.

**FIRE** (from Fire Memo dated January 22, 2024)

**New Planet Fitness Center Location. Work includes interior remodel of former movie theater building into fitness center. Exterior work includes new entry facade and entry parapet with signage.**

Applicant is advised that the Fire Department has the following comments with this project:

19. 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.
20. A building permit will be required based upon the change of use. If the remodel qualifies as a Substantial Improvement per city ordinance, or is a change in occupancy class designation, then a Fire Sprinkler system and Fire Alarm system will be required.
21. A hydrant will be required within 100 feet of the Fire Department Connection for the fire sprinkler system.



A. R. Jesús McKeag

PROJECT ENGINEER