

# Appeal of Resolution No. ZA-2024-019

By Citizen Committee to Save  
Summerfield Cinemas

# **CITIZEN COMMITTEE TO SAVE SUMMERFIELD CINEMAS**

We are a group of Santa Rosa citizens. We have responded to the desire of thousands of local residents who want the Summerfield Cinemas to continue to be part of the cultural life of the city and Sonoma County.



# Why Findings Should be Reversed

## ZONING ADMINISTRATOR'S FINDING

### PROPOSED USE IS ALLOWED WITHIN APPLICABLE ZONING DISTRICT, NEIGHBORHOOD COMMERCIAL ("CN")

- Defined in Zoning Code as "areas within and adjacent to Residential neighborhoods"
- "appropriate for limited retail and service centers for convenience shopping"

### PROPOSED USE IS CONSISTENT WITH RETAIL AND BUSINESS SERVICES GENERAL PLAN LAND USE DESIGNATION

- Retail and Business Services plan use classification pertains to uses that are zoned within General Commercial (CG) and Motor Vehicle Sales (CV) zoning districts, not CN districts
- CG zoning district = retail uses that primarily serve residents and businesses throughout the City (vs. neighborhood uses for CN zoning district)
- CV zoning district = motor vehicle sales & service

## OUR REASON FOR REVERSAL REQUEST

### PROPOSED USE IS NOT APPROPRIATE WITHIN CN DISTRICT

- Planet Fitness is large national corporate franchise
- Not consistent with the Neighborhood Shopping Center land use classification of the General Plan or Zoning Code definition

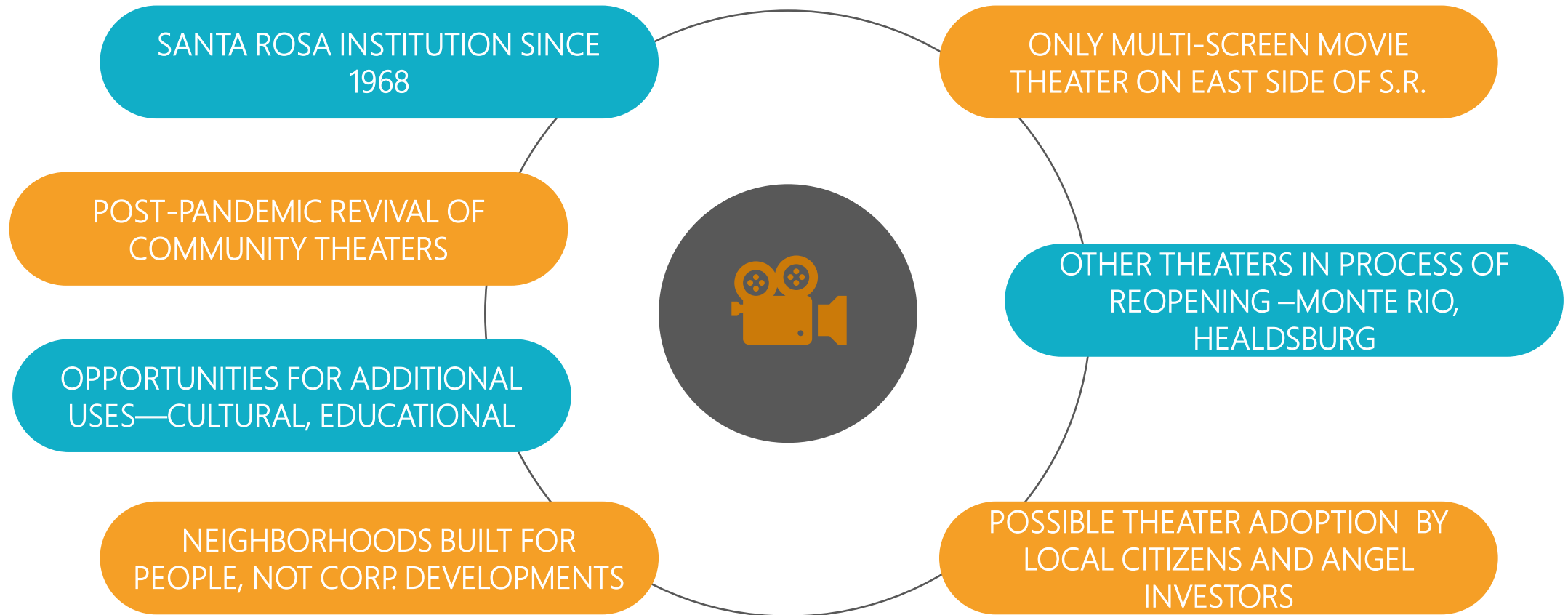
### THIS IS INCORRECT STANDARD—PERMIT REQUEST WAS FOR NEIGHBORHOOD SHOPPING CENTER LAND USE DESIGNATION, NOT RETAIL AND BUSINESS SERVICES

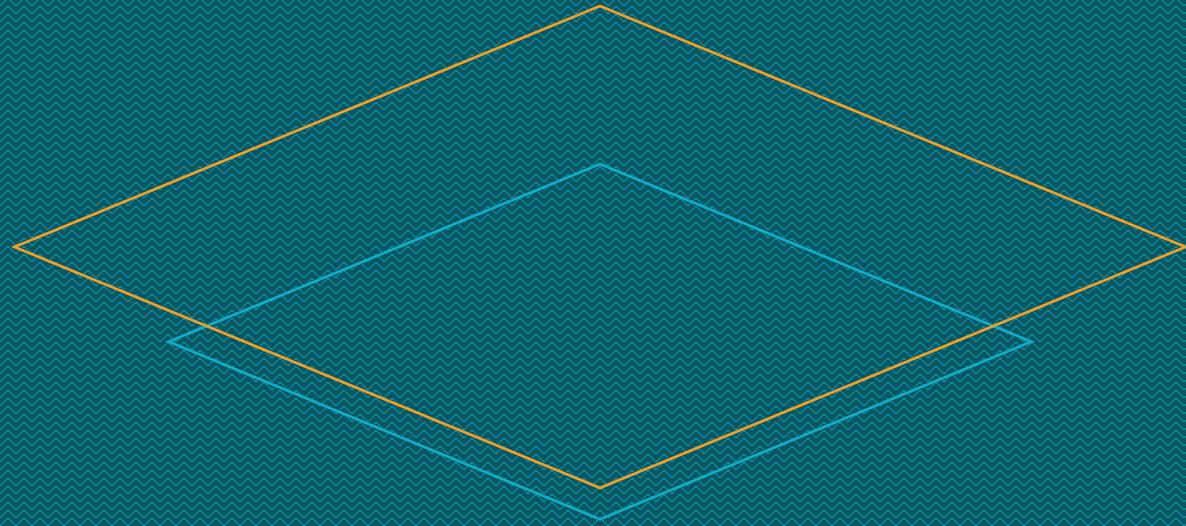
- Per General Plan, Neighborhood Shopping Centers are "small groups of retail and service enterprises providing shopping and services to satisfy the day to day needs of local neighborhoods and workplaces"
- uses include small grocery stores, restaurants, barber or beauty shops, cleaners, shoe repair, and shops offering convenience goods

## ADDITIONAL OBJECTIONS TO FINDINGS

- **The design, size, and operating characteristics** of the proposed use are not compatible with the surrounding neighborhood and commercial uses, e.g., proximity to Howarth Park, historical nature of Lakeside District
- The site is not physically suited for **the type, density, and intensity** of the proposed use (e.g., large number of expected users)
- **CEQA compliance questionable** – new use will likely require more than minor alterations to existing facility and should therefore receive a full independent review

# Reasons to Protect the Lakeside CN District and to Save Summerfield Cinemas





**Thank You!**

