City of Santa Rosa

Storage & Office Space

Minor Conditional Use Permit

CUP23-027

3019 Santa Rosa Avenue

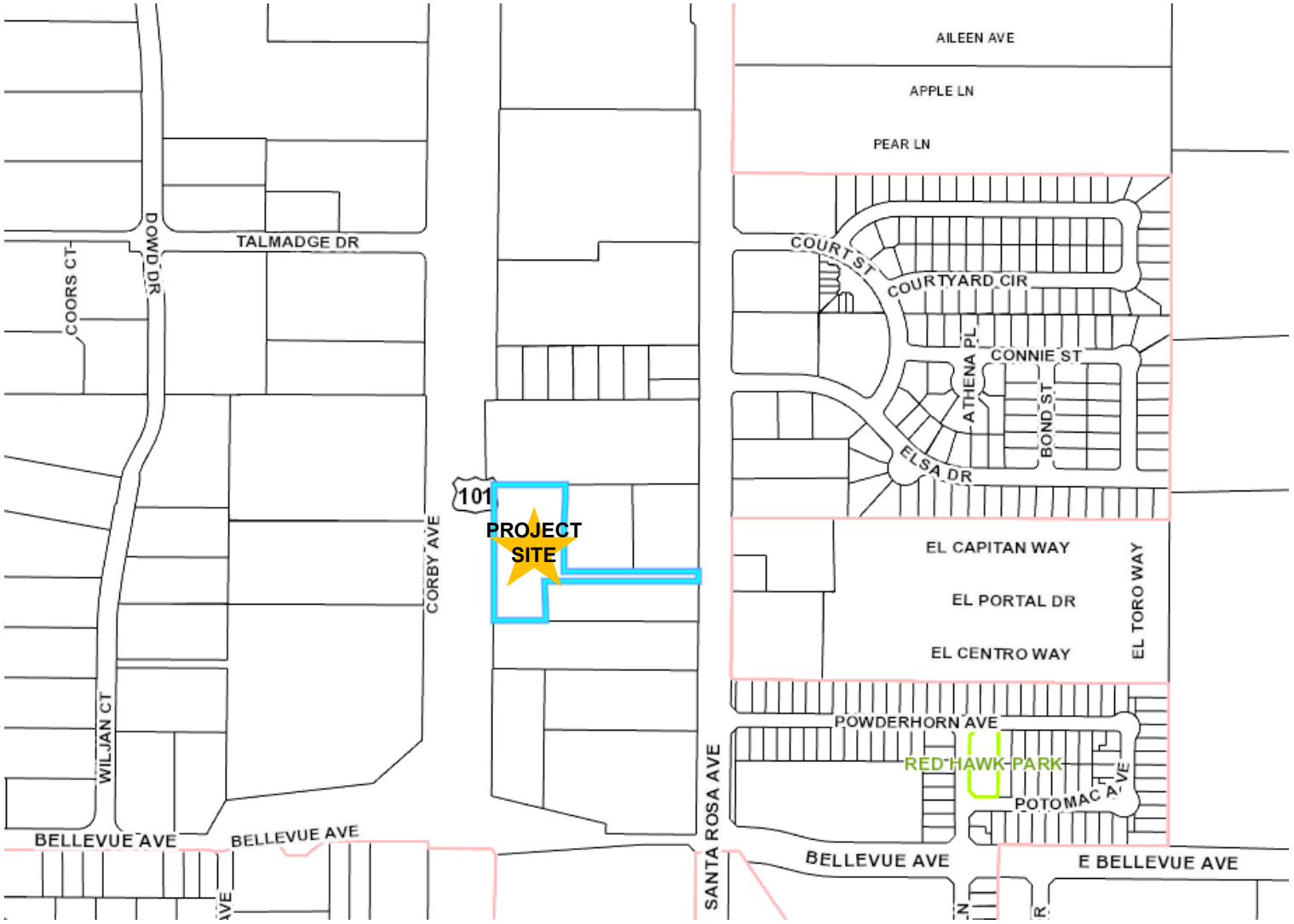
July 20, 2023

Suzanne Hartman, City Planner
Planning and Economic Development

Project Description

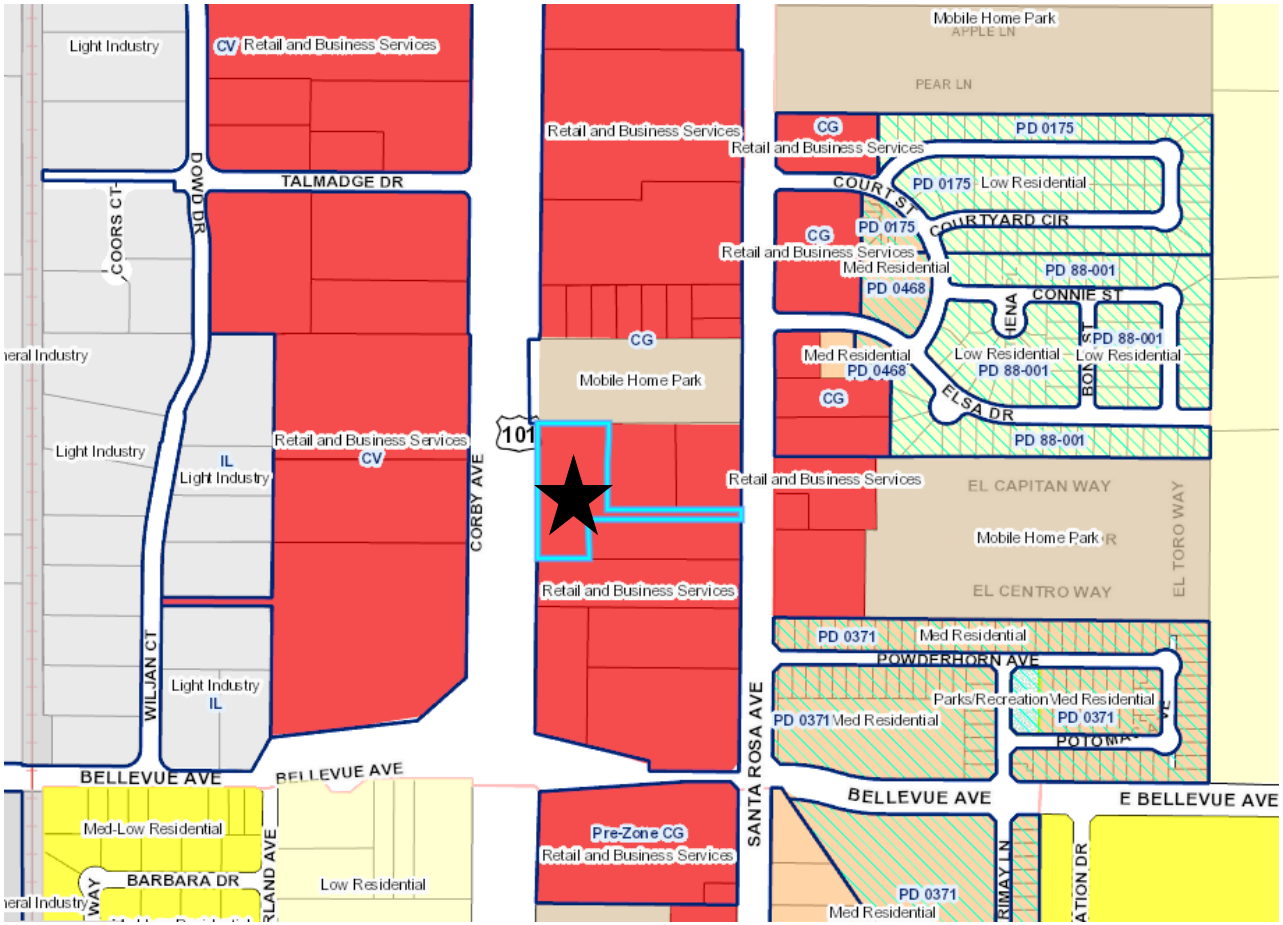
Minor Conditional Use Permit approval to allow for the existing garage to be used as an office space and storage space.

Location Map
3019 Santa Rosa Avenue

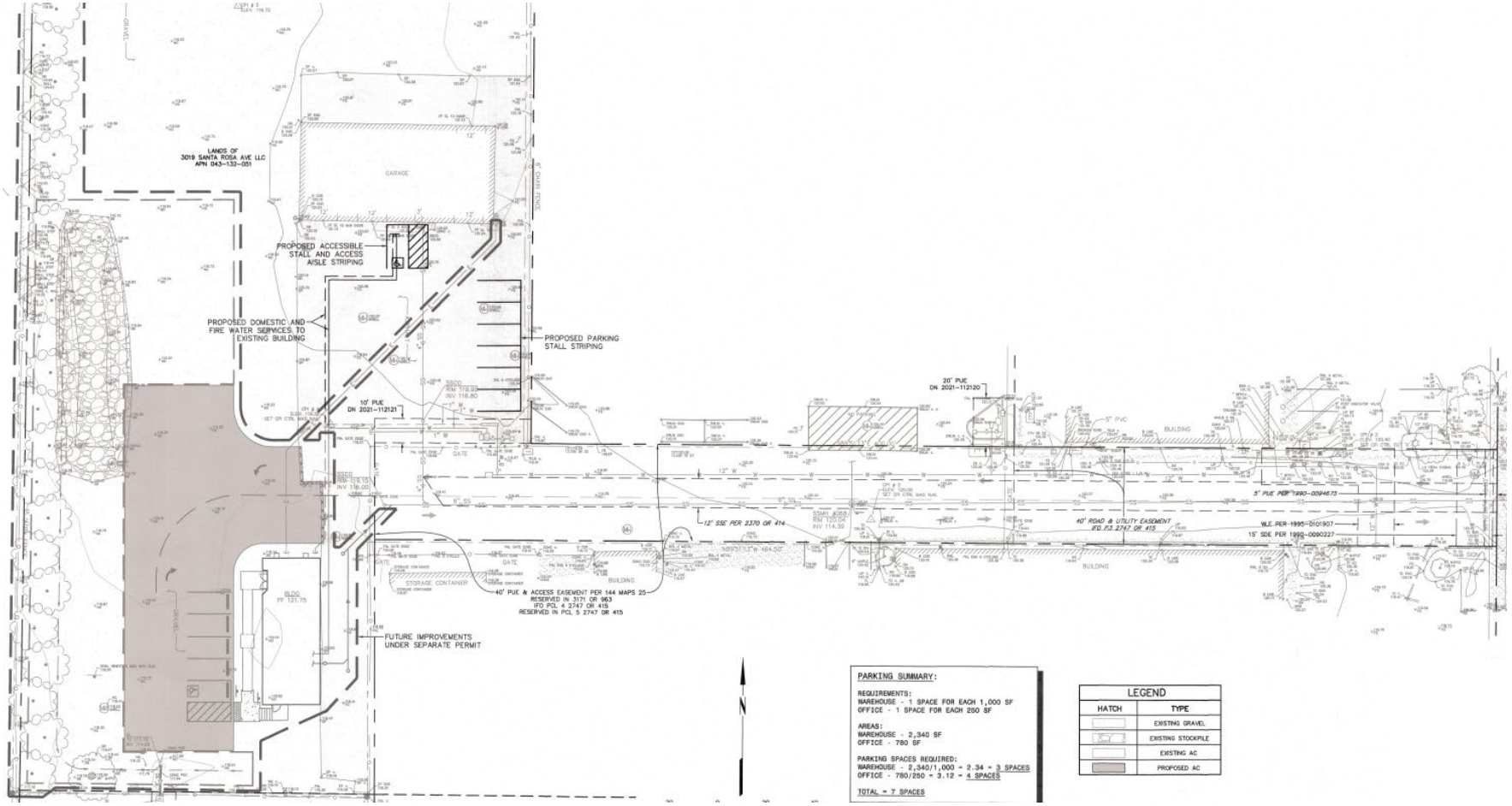


General Plan & Zoning

- General Plan Land Use Designation: Retail & Business Services
- Zoning District: General Commercial (CG)



Project Site Plan



Elevation Photos

Figure 1 - South Elevation

Figure 2 - West Elevation

Figure 3 - North Elevation

Figure 4 - East Elevation

Required Findings

- 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;
- The proposed use is consistent with the General Plan and any applicable specific plan;
- The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;

Required Findings (Continued)

- The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- 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; and

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

- Categorical Exemption pursuant to CEQA Guidelines Section 15301 – Existing Facilities

Issues/Public Comment

- There are no unresolved issues as a result of staff review.

City of Santa Rosa

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator, by Resolution, approve a Minor Conditional Use Permit to allow for the existing garage to be used as an office space and storage space, located at 3019 Santa Rosa Avenue.

Questions

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