

RESOLUTION NO. ZA-2023-060

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW MEDIC AMBULANCE SERVICE, INC, A PUBLIC SAFETY USE, FOR THE PROPERTY LOCATED AT 1269A CORPORATE CENTER PARKWAY, SANTA ROSA, APN: 035-133-025, FILE NO. CUP23-057

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on September 11, 2023; 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 dated received September 6, 2023; and

WHEREAS, on September 22, 2023, a Notice of Application was mailed to surrounding property owners and tenants; 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 proposed Public Safety Facility is permitted with a Minor Use Permit in the BP – Business Park Zoning District, is proposed within an existing industrial building, within a business park campus, surrounded by other business park uses, and ;
2. The proposed use is consistent with the General Plan and any applicable specific plan in that the Business Park General Plan designation is implemented by the BP – Business Park Zoning District and requires approval of a Minor Use Permit (MUP);
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 proposed use will be entirely contained within a tenant space of an existing industrial building;
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 industrial building and business park campus have been constructed to accommodate the proposed use and no major exterior changes are currently proposed.;

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 proposed use will be entirely contained within a tenant space of an existing industrial building within an existing business park and is entirely surrounded by other business park uses;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Sections 15301 and 15303, the project is categorically exempt from CEQA because the use is proposed within an existing facility with the installation of small new equipment and the conversion of a small structure from one use to another involving negligible expansion of the existing use. Additionally, the site is zoned for such use and does not involve significant amounts of hazardous substances. All necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. No exterior signs are approved with this permit. A separate sign permit is required.
5. Comply with the Engineering Development Services Exhibit "A," dated November 14, 2023, attached and incorporated herein.

This Minor Conditional Use Permit is hereby approved on December 21, 2023, 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: _____
SUSIE MURRAY, ZONING ADMINISTRATOR