

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 PERSONAL
STORAGE FACILITY ABUTTING A RESIDENTIAL USE FOR THE PROPERTY
LOCATED AT 2875 SEBASTOPOL ROAD SANTA ROSA, APN: 035-251-037, FILE NO.
CUP23-008**

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on January 31, 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 March 13, 2023; and

WHEREAS, a Minor Conditional Use Permit is required for Personal Storage Facilities abutting a parcel with a residential use per Zoning Code Table 2-10; and

WHEREAS, the applicant requests to document a parking reduction approved through the Minor Conditional Use process pursuant to Section 20-36.05.C.1.b to utilize loading bays for required customer parking due to the unique operations of the use; and

WHEREAS, the applicant has exceeded the required rear yard setback, provided an enhanced landscaped screen, and demonstrated no light spillover will occur along the north property line abutting the residential use; 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 site is zoned Light Industrial (IL), which allows the proposed use. However, a Minor Conditional Use Permit is required when a Personal Storage Facility abuts a parcel with a residential use per Zoning Code Table 2-10. The project meets all specific use standards for Personal Storage Facilities pursuant to Section 20-42.180 including setbacks and landscaping. In addition, the project complies with the lighting standards of Section 20-30.080 and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The site layout of the proposed use complies with the applicable dimensional requirements of the IL zone and the specific setbacks required for Personal Storage

Facilities per Section 20-42.180. The design of the proposed development is subject to Design Review Board approval (DR22-025) and is consistent with the General Plan, and applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, and other applicable City requirements (e.g., City policy statements and development plans).

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 in that the mass and scale of the self-storage facility are compatible with that of existing structures along Sebastopol Road, and the façade articulation, colors and use of exterior materials, and landscaping complement the surrounding buildings.

Additionally, enhanced screening is provide along the north property line abutting the residential use and a robust planting plan is provided along the street frontages, including Brittain Lane which is the site of a future multifamily project. The project provides additional architectural interest through a change in material and color along the west and north elevations facing residential uses;

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 site layout of the proposed use complies with the applicable dimensional requirements of the IL zone and the specific setbacks required for Personal Storage Facilities per Section 20-42.180. In addition the landscaping and circulation are appropriate for a self-storage facility and subject to Design Review Board approval (DR22-025);
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 site is in an area designated for light industrial and commercial uses and is surrounded to the east and south by similar commercial/industrial uses. Further, the project site exceeds the minimum rear setback and provided enhanced screening along the north property line abutting the residential use. In addition, the project has been reviewed by City staff, outside agencies and approval authorities and conditioned to minimize potential impacts;
6. Proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and\
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and pursuant to CEQA Guidelines Section 15332, the project qualifies for a categorical infill exemption as described below:
 - A. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The General Plan designation for the site is Light Industry and the zoning district is also Light Industrial. A personal storage facility is allowed with a Minor Use Permit when abutting a parcel with a residential use. The applicant has submitted a Minor Use Permit (CUP23-003) subject to Zoning Administrator Review.

- B. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project is proposed on a 1-acre parcel. Surrounding parcels are also developed with a mix of light industrial, commercial, and residential uses.
- C. The project site has no value as habitat for endangered, rare, or threatened species. The vacant lot was previously developed. Based on the previous activities of the site and those surrounding it, the site has no value as a habitat for endangered, rare, or threatened species. Further, a Biological Assessment, prepared by Kjeldsen Biological Consulting, dated October 2022, found no habitat for endangered, rare, or threatened species.
- D. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
- Traffic. Based on the Transportation Impact Study for the proposed self-storage prepared by W-Trans, on September 28, 2022, the proposed Project is anticipated to generate an average of 63 trips per day. Because the proposed Project would be expected to generate fewer than 110 vehicle trips per, the project is presumed to have a less-than-significant impact on VMT.
 - Noise - The proposed use will operate within the proposed building, which will not result in excessive noise on the exterior of the building. The hours of operation for the facility will be 7:00 am to 7:00 pm, which is within the City's regular and transitional business hours of operation between 6:00 am and 11:00 pm.
 - Air Quality – The project is an allowed use subject to a Minor Use Permit in the IL Zoning District and implements the General Plan Land Use Designation of Light Industry for which the General Plan has a certified Environmental Impact Report that anticipates uses such as a personal storage facility, which is a low volume use. The proposed use of the project site would result in minimal impacts to air quality due to low traffic generation as identified by the trip generation report by W-trans. Per the Bay Area Air Quality Management District guidelines for construction-related impacts, the construction of the project is anticipated to result in a less-than-significant impact from criteria air pollutant and precursor emissions.
 - Water – Site drainage including roof drainage will be collected in underground storm drainpipes and will be conveyed to the bioretention facility located on the south side of the building. Overflow from the bioretention facility will discharge into the existing storm drains within Sebastopol Road. Therefore, there will be no impact to water quality.

No exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. (CEQA Guidelines section 15300.2.).

8. 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 8:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. No exterior signs are approved with this permit. A separate sign permit is required.

This Minor Conditional Use Permit is hereby approved on May 18, 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