

RESOLUTION NO. ZA-2023-058

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW WAREHOUSING AND DISTRIBUTION FOR THE PROPERTY LOCATED AT 2351 CIRCADIAN WAY SANTA ROSA, APN: 035-133-009, FILE NO. CUP23-056

WHEREAS, a Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department on September 8, 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 date stamp received September 8, 2023; 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;
2. The proposed use is consistent with the General Plan and any applicable specific plan in that the General Plan Land Use Designation for the site Business Park, which accommodates light industrial, warehousing, heavy commercial uses, and other services with large space needs that have the potential to cause minor nuisances. The proposed uses are consistent with this designation in that the warehousing and distribution components of the use would involve the delivery, storage, and production of various food-related materials;
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 surrounding uses are industrial and commercial in nature and the nearest residential use is located approximately one-quarter mile to the west of the project site, across a former airport and runway site;
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 includes minor tenant improvements to the existing building which is otherwise well suited for warehousing, distribution, and production components of the proposed project. The project site has sufficient parking to accommodate each of these light industrial land

uses, and on-site circulation lends itself well to receiving deliveries of food-related materials. The building also is served by all necessary utilities;

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's operation would be conditioned to comply with the City's Noise Ordinance which would reduce the potential for the Project to result in a sound-related nuisance to the surrounding area. Traffic Analysis has been prepared by W-Trans (Attachment 4) that was reviewed by the City's Traffic Engineering Division and demonstrates that fewer than 50 AM or PM trips would be generated by the proposed uses, and the amount of generated traffic is not substantially greater than the previous occupant of the building;
6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15183 the project is exempt from CEQA because the proposed uses are consistent with the City's General Plan and any project-specific impacts are substantially mitigated when applying standard conditions of approval and because the Project complies with objective development and other zoning standards as described in this resolution.

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. 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.
6. 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.
7. Any alterations to the buildings fire sprinkler or alarm system will require a Fire Department Permit.

8. Comply with all conditions included in the Engineering Development Services (EDS) Exhibit A, dated November 7, 2023.

This Minor Conditional Use Permit is hereby approved on December 7, 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: _____
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR