

RESOLUTION NO. CUP20-051

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW MOBILE HOME, RV, BOATS, AUTO AND VEHICLE SALES/RENTALS FOR THE PROPERTY LOCATED AT 3019 SANTA ROSA AVENUE, SANTA ROSA, APN: 043-132-051

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit, as required by Section 20-23.030 Table 2-6, for mobile home, RV, boat, auto and vehicles sales and rentals with an existing garage on the site being used for storage, has been approved based on your project description and application package dated December 8, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed use is allowed within General Commercial (CG) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received;
- The proposed use is consistent with the General Plan and any applicable specific plan in that the project site is zoned CG (General Commercial) and is consistent with the General Plan Land Use, which is Retail and Business Services;
- The design, location, size and operating characteristics of the proposed mobile home, RV, boat, auto and vehicles sales and rentals use would be compatible with the existing and future land uses in the vicinity in that the project site is located within an area predominantly used for commercial uses;
- The site is physically suited for the type, density, and intensity of the proposed mobile home, RV, and boat sales, auto and vehicles sales and rentals use, including access, utilities, and the absence of physical constraints in that the 2.17 acre lot has an access from Santa Rosa Avenue and was previously occupied with a similar use;
- 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 because the project site is located along US Highway 101 and the only residential use is located on the north side of the property and is separated by a fence; and
- The Project is exempt under California Government Code Section 15332 (In-fill Development Projects) of the State CEQA Guidelines because:
 1. The Project is consistent with Santa Rosa General Plan 2035 and the current City of Santa Rosa Zoning Code;
 2. The Project is located within City of Santa Rosa jurisdiction, on a project site of no more than five acres substantially surrounded by urban uses;
 3. The Project site has been previously developed and has no value as habitat for endangered, rare or threatened species.

4. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and
5. The Project site is located in a developed area where it can be adequately served by all required utilities and public services.

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 a building permit 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. Comply with Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as Exhibit "A", dated March 17, 2021.
7. Parking spaces, driveways, and maneuvering and storage areas shall be paved and permanently maintained in good and dust-free condition, in compliance with City Development Standards, Section 20-36.070.
8. Any use of the existing garage other than vehicle or storage purposes shall require land use entitlement and comply with building code requirements.

This Minor Conditional Use Permit is hereby approved on this 15th day of April 2021, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: *Andy Gustavson*
ANDY GUSTAVSON, ZONING ADMINISTRATOR

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
March 17, 2021

LAMPERTI ENTERPRISES
3019 SANTA ROSA AVE
CUP20-051

- I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Development Services Department's Standard Conditions of Approval dated August 27, 2008 and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.
- II. The project shall comply with all conditions of approval as stated in the Exhibit A for DR19-046 dated October 18, 2019.
- III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 12/8/20:

Storm Water (SUSMP)

1. If applicable, any future proposed paving of the parcel shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual.



Laura Ponce
Project Reviewer






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Final Audit Report

2021-04-20

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