

RESOLUTION NO. 11602

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ROSA MAKING FINDINGS AND DETERMINATIONS AND APPROVING A CONDITIONAL USE PERMIT FOR AMY'S FAMILY HEALTH CENTER A MEDICAL SERVICES (CLINIC) LOCATED AT 2220 NORTHPOINT PARKWAY- FILE NUMBER CUP11-073

WHEREAS, an application was submitted requesting the approval of a Conditional Use Permit for Amy's Family Health Center, a medical services (clinic), to be located at 2220 Northpoint Parkway, also identified as Sonoma County Assessor's Parcel Number(s) 035-530-038;

WHEREAS, the Planning Commission held a duly noticed public hearing on the application at which all those wishing to be heard were allowed to speak or present written comments and other materials; and

WHEREAS, the Planning Commission has considered the application, the staff reports, oral and written, the General Plan and zoning on the subject property, the testimony, written comments, and other materials presented at the public hearing; and

WHEREAS, the Planning Commission has considered the approved and adopted Negative Declaration for this use and project; and

NOW, THEREFORE, BE IT RESOLVED, that after consideration of the reports, documents, testimony, and other materials presented, and pursuant to City Code Section 20-52.050 (Conditional Use Permit), the Planning Commission of the City of Santa Rosa finds and determines:

- A. 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;
- B. The proposed use is consistent with the General Plan and any applicable specific plan;
- C. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
- D. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
- E. 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

- F. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA), and has been found to be exempt through a Class I exemptions (existing conditions).

BE IT FURTHER RESOLVED, that this Conditional Use Permit is subject to all applicable provisions of the Zoning Code, including Section 20-54.100 (Permit Revocation or Modification).

BE IT FURTHER RESOLVED that a Conditional Use Permit for AMY'S Family Health Center, to be located at 2220 Northpoint Parkway, is approved subject to each of the following conditions:

**DEPARTMENT OF COMMUNITY DEVELOPMENT**

**GENERAL:**

1. Compliance with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval. All fees must be paid prior to issuance of a building permit.
2. All work shall be done according to the final approved plans dated October 20, 2011.
3. The address shall be displayed in a prominent location on the street side of the property. The numbers shall be no less than 6-inches in height and shall be of a contrasting color to the background to which they are attached. The address shall be illuminated during hours of darkness per City "Premises Identification" requirements.

**EXPIRATION AND EXTENSION:**

4. This Conditional Use Permit shall be valid for a two-year period. If construction has not begun or if an approved use has not commenced within two (2) years from date of approval, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration.
5. If implemented within the initial approval period in accordance with all conditions of approval, this Conditional Use Permit shall be valid for the duration of use.

**BUILDING DIVISION:**

6. Apply for a building permit for the proposed interior tenant renovations.

**PLANNING DIVISION:**

- 7. PROJECT DETAILS:
  - A. All project details shall be in accordance with the restrictions and limitations of the City Zoning and Uniform Building Codes.
  - B. All roof appurtenances, accessory equipment, and meters must be totally screened from public view by an architecturally design element approved by the Design Review Board or Planning Division.
  - C. No outdoor storage is planned, however if any storage is needed, all outdoor storage of materials or refuse bins/cans shall be maintained within a completely screened structure or area. The design of the screened structure or area shall be approved by the Planning Division prior to issuance of a building permit.
  - D. The mounting height of lighting fixtures in parking and storage areas shall not exceed 16-feet in height. Lower mounting heights are encouraged.
  
- 8. SIGNING:
  - A. No exterior signs, banners, or the like are approved with this permit.
  - B. A planning sign permit application is required for all signs.
  - C. Sign permit approval shall be obtained prior to application for a building permit.
  - D. Building permits for sign installations shall be separate permits from other building permits issued for construction.
  - E. Building permits for sign installations shall be separate permits from other building permits issued for construction.

**FIRE DEPARTMENT**

- 10. Provide a fire rated occupancy separation, per the CA Building Code, between the warehouse and office/medical-use per the CA Building Code.
- 11. The back Doctor's Office exit door to be equipped with no-knowledge hardware.
- 12. Services provided must not render occupants incapable of unassisted self-preservation (no surgery, anesthesia or medical procedures rendering a patient unable to egress).

13. The building is equipped with fire sprinklers. Obtain a fire sprinkler modification permit if greater than 6 heads are to be modified, removed, installed or relocated.
14. Verify a 12 inch illuminated building address and a 6 inch illuminated suite identifier.
15. Prior to occupancy, contact the Hazardous Material (CUPA) Division of the Fire Department to determine if a hazardous materials management plan is required for services provided within the Laboratory.
16. This review excludes the installation of a medical gas system.
17. This review also excludes the provisions of Title 24 related to State and Federal building requirements for medical providers participating in the MediCal, Medicare or workers compensation insurance programs.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds and determines this entitlement to use would not be granted but for the applicability and validity of each and every one of the above conditions and that if any one or more of the above said conditions are invalid, this entitlement to use would not have been granted without requiring other valid conditions for achieving the purposes and intent of such approval.

REGULARLY PASSED AND ADOPTED by the Planning Commission of the City of Santa Rosa on the 12th day of January, 2012 by the following vote:

AYES: (7) (Bañuelos, Byrd, Cisco, Duggan, Faber, Poulsen, Stanley)  
 NOES: (0)  
 ABSTENTIONS (0)  
 ABSENT: (0)

APPROVED: \_\_\_\_\_  
 CHAIR

ATTEST: \_\_\_\_\_  
 EXECUTIVE SECRETARY