

PC RESOLUTION NO. 2008-20

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR A INTEGRATED AWARENESS FACILITY (“STUDIO”) IN AN EXISTING LIGHT INDUSTRIAL TENANT SPACE AT 170 PROFESSIONAL CENTER DRIVE (APN 143-021-061)
(Intermountain Integrated Awareness)

WHEREAS, the applicant, filed a Planning Application PL2008-010UP for consideration of a Conditional Use Permit for a Integrated Awareness facility (“studio”) in an existing industrial tenant space at 170 Professional Center Drive in accordance with the City of Rohnert Park Municipal Code.

WHEREAS, Planning Application No. PL2008-010UP was processed in the time and manner prescribed by State and local law;

WHEREAS, public hearing notices were appropriately posted and mailed to the property owners adjacent and within 300 feet of the project site;

WHEREAS, on May 8, 2008, the Planning Commission reviewed Planning Application No. PL2008-010UP during a scheduled public hearing at which time interested persons had an opportunity to testify either in support or opposition to the project; and,

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF ROHNERT PARK DOES RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. That the above recitations are true and correct.

Section 2. Findings. The Planning Commission, in approving Planning Application No. PL2007-009UP makes the following findings, to wit;
Conditional Use Permit

A. That the proposed location of the conditional use is consistent with the objectives of the Zoning Ordinance and the purposes of the district in which the site is located;

Criteria Satisfied: The proposed location is within the Industrial (I-L/O) District, which allows “studio” type uses as conditionally-permitted uses. The applicant has applied for the required use permit.

B. That the proposed location of the condition use and the conditions under which it would be operated and maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, and that the operation and maintenance of the conditional use will be compatible with the surrounding uses.

Criteria Satisfied: As discussed in the staff report, the project will be limited in nature and will not have a negative effect on the public health, safety, or welfare or be materially injurious to properties or improvements in the vicinity.

C. *The proposed conditional use will comply with each of the applicable provisions of this title.*

Criteria Satisfied: The project will comply with all applicable Zoning Ordinance standards. Furthermore, there shall be no changes to the structure that would affect the dimensional requirements of the zoning Ordinance as it pertains to this site.

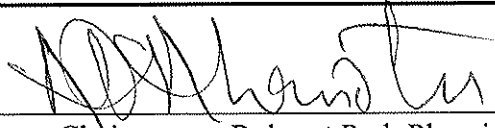
Section 3. Environmental Clearance. The project is categorically exempt from the California Environmental Quality Act, pursuant to California Code of Regulations, Title 14, Chapter 3, Section 15301 (Class 1 – Existing Facilities).

NOW THEREFORE BE IT RESOLVED, that the Planning Commission does hereby approve Application No. PL2008-010UP, Conditional Use Permit Intermountain Integrated Awareness located at 170 Professional Center Drive subject to the following conditions:

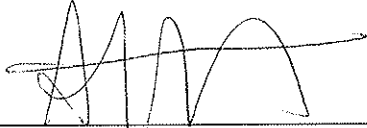
1. Expiration of Approval – Pursuant to the City of Rohnert Park Municipal Code, the Conditional Use Permit approval shall expire one year from the Planning Commission approval date, unless prior to the expiration a building permit is issued for the building expansion and construction is commenced and diligently pursued toward completion or an extension is requested and approved prior to the expiration of this application.
2. Conformance with Municipal Code and Other Agency Plans – All improvements shall comply with all applicable sections of the City of Rohnert Park Municipal Code and any other applicable relevant plans of affected agencies.
3. The applicant shall obtain all necessary permits and clearances from the Rohnert Park Building and Public Safety Departments prior to initiation of any construction at this location.
4. Any signage shall be subject to Planning Staff approval.

BE IT FURTHER RESOLVED that said action shall not be deemed final until the appeal period, which is 10 working days from the date of said action, has expired. No building permits shall be issued until the appeal period has expired, provided no appeals have been filed.

DULY AND REGULARLY ADOPTED on this 8th day of May, 2008, by the City of Rohnert Park Planning Commission by the following vote:



Amy Ahanotu, Chairperson, Rohnert Park Planning Commission



Attest: SONIA ESPINO, RECORDING SECRETARY

AYES: 5 **NOES:** 0 **ABSENT:** **ABSTAIN:**

ADAMS ✓ AHANOTU ✓ ARMSTRONG ✓ CALLINAN ✓ KILAT ✓