

RESOLUTION NO. ZA-2023-034

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR IMPROVEMENTS AND ROOF MODIFICATIONS FOR THE PROPERTY LOCATED AT 1011 HAHMAN DRIVE SANTA ROSA, APN: 013-110-026, FILE NO. DR22-014

WHEREAS, on March 3, 2022, an application for Minor Design Review was submitted to the Planning and Economic Development Department; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed project described above; and

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit date stamp received March 2, 2022, with the site plan including a exhibit date stamp received on January 19, 2023; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.030.H.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.030.I, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans) in that the meeting facility is a permitted use within the General Commercial zoning district and the modifications are consistent with the Zoning Code development standards and Santa Rosa Design Guidelines; and
2. The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that the proposed modifications, including the installation of new siding and clerestory windows, will harmonize with the residential uses and church to the east of the property and enhance the neighborhood; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments in that the recently restriped parking lot is designed to address traffic issues on Hahman Drive, and the trash enclosure helps address the cleanliness of the area; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the new siding material and pattern is more compatible with other structures, and the raised roof will enhance the existing meeting facility building; and

5. The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color and would remain aesthetically appealing and be appropriately maintained in that the vaulted volumetric space at the entry level along with the new clerestory windows will enhance the existing meeting facility from street view; and
6. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity in that proposed improvements have been reviewed by requisite City departments and has been conditioned to address any potential impacts to neighboring properties; and
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt from CEQA because it involves minor modifications to an existing facility, with no expansion of use.

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 intent 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. Compliance with Engineering Development Services Exhibit “A” dated May 30, 2023, attached hereto and incorporated herein.
3. 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.
4. No permanent signs are approved as part of the Project. Signs will require separate Planning and Building permits.
5. A sign shall be erected during periods of construction that provides the onsite general contractor’s (or designated representative’s) name, phone number, and email address.
6. A response to all complaints shall occur within 24 hours regardless of weekends and holidays.
7. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
8. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

9. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

This Minor Design Review is hereby approved on July 6, 2023. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
SUSIE MURRAY, ZONING ADMINISTRATOR

Attachment:

Engineering Development Services Exhibit "A," dated May 30, 2023