RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING STREAMLINED DESIGN REVIEW FOR MEADOW CREEK TOWNHOMES, FOR THE PROPERTY LOCATED AT 533 BELLEVUE AVENUE; ASSESSOR'S PARCEL NO. 134-042-070; FILE NO. DR23-010

WHEREAS, on April 19, 2023, an application was submitted requesting Streamlined Design Review for Meadow Creek Townhomes, a 62-unit townhome subdivision consisting of 12 buildings and 2 common open space areas; and

WHEREAS, the project site, located at 533 Bellevue Avenue, is within the Roseland Priority Area (PDA), as described in Zoning Code Section 20-70.020; and

WHEREAS, the City Council, on October 18, 2016, adopted the Roseland Area/Sebastopol Road Specific Plan and associated Final Environmental Impact Report (FEIR) and adopted a Mitigation Monitoring and Reporting Program; and

WHEREAS, implementation of the project is within the scope of the Roseland Area/Sebastopol Road Specific Plan, and associated environmental impacts were previously reviewed in the FEIR; and

WHEREAS, applications for Design Review for multifamily residential development within the Roseland PDA are delegated to the Zoning Administrator through the Streamlined Design Review process in accordance with Section 20-52.030 (D)(3) subject to Conceptual Design Review by the Design Review Board for new developments of 10,000 square feet or more in total floor area. Pursuant to Section 20-52.030 (D)(3)(b), a pre-application Neighborhood Meeting is also required; and

WHEREAS, a Neighborhood Meeting was held on November 9, 2022, pursuant to Section 20-50.050 and Section 20-52.030 (D)(3)(b), to allow members of the public to provide comments and questions prior to submittal of the project application; and

WHEREAS, the project received Concept Design Review on November 17, 2022, by the Design Review Board (DRB) pursuant to Section 20-50.040 and Section 20-52.030 (D)(3)(b), where the DRB provided comments and recommendations regarding the design of the proposed project; and

WHEREAS, the Tentative Map for the Meadow Creek Townhomes Subdivision was reviewed by the City of Santa Rosa Planning Commission, and after a duly noticed public hearing, was approved on July 24, 2025; and

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

WHEREAS, the Design Review approval to allow the proposed project is based on the project description and official approved exhibit date stamp received April 16, 2025; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.030.H.2.a; and

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). The project is consistent with the General Plan Land Use designation of Medium Density Residential, which allows the development of single-family attached housing by right. The project is consistent with the Roseland Area/Sebastopol Road Specific Plan, as demonstrated in the Consistency Analysis provided by the applicant, dated April 30, 2024. The project is consistent with development standards set forth in the Zoning Code, and met pre-application meeting requirements, including Concept Design Review by the Design Review Board and a Neighborhood Meeting. The project was reviewed in compliance with the Design Guidelines for Infill Development and Multiple-Family Residential; 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. The project features aesthetically pleasing design elements and colors, and the design is appropriate for the use and location of the site. The project includes common open space areas and access to Colgan Creek, as well as improved pedestrian access to Elsie Allen High School; and
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. The project is adjacent to single family residential uses, and is located across from Elsie Allen High School. The proposed site improvements would enhance the pedestrian experience by providing smoother, safer paths and creating a more inviting environment along Colgan Creek; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The adjacent developments to the north and east are of similar architectural style, incorporating both board and batten and horizontal siding. Furthermore, the proposed design is similar to other developments in the vicinity in terms of size, scale, and massing; 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. The project will provide common open space areas for its

residents, one of which is adjacent to Colgan Creek. Additionally, the units to the south have been oriented towards the creek and access has been provided, allowing for full use and enjoyment by the residents; 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. The project site is located in an area surrounded by similar residential uses, where access to City services and emergency services is available. Project plans have been reviewed by City staff, including Planning, Building, Engineering Development Services, Water, Traffic, and the Fire Department, and have been conditioned to include public and private improvements; and
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457 in that the project would develop a residential land use that implements and is consistent with the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council on October 18, 2016 (Resolution No. 28873, State Clearinghouse No. 2016012030) and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

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. Comply with all conditions as specified in the Tentative Map Resolution, adopted by the Planning Commission on July 24, 2025, Resolution No. 2025-012.
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 signs are approved as part of the Project. Signs will require separate Planning and Building permits.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. 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 September 3, 2025. 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: _____
CONOR MCKAY, ZONING ADMINISTRATOR