RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA GRANTING MINOR DESIGN REVIEW FOR THE EXPANSION OF AN EXISTING PARKING LOT AND INSTALLATION OF NEW LIGHTING FOR THE PROPERTY LOCATED AT 1455 CORPORATE CENTER PARKWAY, SANTA ROSA, ASSESSORS PARCEL NO.: 035-530-044, FILE NO. DR24-030

WHEREAS, the Santa Rosa Zoning Administrator has completed the review of your Minor Design Review application to allow the expansion of the existing parking lot with the installation of new lighting; 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 November 11, 2024; 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). The site is within an area designated as General Industry on the General Plan Land Use Diagram. This land use designation provides areas for manufacturing and distribution activities with potential for creating nuisances, along with accessory offices and retailing.

   The property is within the IG (General Industrial) zoning district, which is consistent with the General Plan. The proposed parking expansion has been reviewed in compliance with applicable Zoning Code, including orchard parking with the addition of parking lot trees.

   The project has been reviewed in compliance with applicable Design Guidelines and the design and layout of the parking lot with landscaping is consistent.

   The project is not located in a specific plan area.

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 parking expansion with its improvements will be constructed in an undeveloped area that is adjacent to existing parking stalls. The lighting poles and trees will be installed to enhance the parking lot and will remain in compliance with outdoor lighting standards pursuant to Zoning Code Section 20-30.080.

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 parking lot, with its improvements, will be on the same lot as the existing use to provide more spaces for visitors and employees. Furthermore, the site is situated in an area surrounded by commercial and industrial uses, is available for those facilities.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the site is located in an area designated for industrial and business park uses, featuring similar surface parking developments for existing uses.
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 proposed parking will provide extra space with adequate lighting for both occupants and visitors. The project has been conditioned to remain in compliant with Storm Water/Low Impact Development requirements to ensure the project will reduce stormwater pollution, protect the water quality of waterways, and promote groundwater recharge.
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 proposes to expand the existing parking lot, adding more spaces for the current use without affecting other nearby activities. The project has been reviewed by City staff, including Engineering Development Services, Santa Rosa Water, Planning, Building and the Fire Department, and has been conditioned appropriately.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a statutory exemption under CEQA Guidelines Section 15183. This section states that projects consistent with the development density established by existing zoning, community plans, or general plan policies for which an EIR was certified do not require additional environmental review, except as needed to evaluate whether there are project-specific significant impacts that are unique to the project or its context site.

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. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.

2. Remain in compliance with outdoor lighting requirements pursuant to Zoning Code Section 20-30.080.
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. Compliance with all conditions as specified by the attached Exhibit "A" dated February 5, 2025.

This Minor Design Review is hereby approved on April 17, 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

Attachment A – EDS Exhibit A, dated February 5, 2025

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
February 5, 2025

Parking Lot Expansion
Corporate Center Pkwy (1445)
DR24-030

I. Developer's engineer shall obtain the current City Design and Construction Standards and the Engineering Division of the Planning & Economic Development 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. Developer's engineer shall comply with all requirements of the City Storm Water Low Impact Development Technical Design Manual in effect at the time this application was deemed complete.

III. Submit landscape and irrigation plans in conformance with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015.

IV. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 11/11/24:

PUBLIC EASEMENTS

1. An Encroachment Permit shall be obtained from Engineering Development Services of the Planning and Economic Development Department prior to issuance of any Building Permit, and prior to beginning any work within the public Right-of-Way or for any work on utilities located within public easements.

STORM DRAINAGE

2. Drainage facilities and drainage easements shall be provided to the satisfaction of the City Engineer at the developer's expense.

3. Systems designed to accommodate storm events larger than 1.0 inch in a 24-hour period are subject to approval by SCWA. This project design shall adequately address all storm events per the City Standards and the most current SCWA Flood Management Design Manual dated March 2020. The capacity of the drainage facility that is proposed to accept this storm event shall be verified by the applicant engineer during plan check to the satisfaction of the City Engineer and SCWA.

4. Drainage facilities shall be designed per the Flood Control Design Criteria manual of the Sonoma County Water Agency. If flows exceed street capacity, flows shall be conducted via an underground drainage system (with minimum 15" diameter and maximum 72" diameter pipe sizes) to the nearest approved downstream facility possessing adequate capacity to accept the runoff, per the City's design requirements. Such runoff systems shall be placed within public street right-of-way wherever possible. No reinforced PCC shall be placed in the City's easement.

5. An accessible structure shall be provided to connect private storm drains to the public storm drains (i.e., no blind connections) except as otherwise approved by the City Engineer. Structures shall be installed on the private side of the property line to distinguish the public system from the private system. Public and private storm drain facilities shall be clearly identified on the improvement plans.

STORM WATER COMPLIANCE (SUSMP)

6. The developer's engineer shall comply with all requirements of the latest edition of the City Storm Water Low Impact Development Technical Design Manual. Final Plans shall incorporate all Standard Storm Water Low Impact Development Plan (SWLID) Best Management Practices (BMPs) and shall be accompanied by a Final Storm Water Mitigation Plan which shall address the storm water quality and quantity. Final Plans shall be accompanied by a City approved Declaration of Maintenance Agreement to assure continuous maintenance in perpetuity of the SWLID BMPs and shall include a maintenance schedule to be implemented by the owner.

7. Perpetual maintenance of SWLID BMPs shall be the responsibility of the owner of these BMPs. The owner shall be responsible for performing and documenting an annual inspection of all BMPs on the property. The annual reports shall be retained by the private property owner for a period of the latest five years and shall be made available to the City upon request.

8. The SWLID "Declaration of Maintenance" document shall be recorded at the Sonoma County recorder's office prior to grade permit issuance or as required by the Building Official. A recorded copy of the document shall be given to the City of Santa Rosa EDS division for their records

9. After the SWLID BMP improvements have been constructed, the developers Civil Engineer or qualified professional is to prepare and sign a written certification that they were constructed and installed as required or per the manufacturer's recommendation. Written certification of SUSMP BMPs is to be received by the City prior to acceptance of the improvements.

10. A Storm Water Pollution Protection Plan (SWPPP) or erosion control plan shall be required at building plan submittal to show protection of the existing storm drain facilities during construction. This project shall comply with all current State Water Board General Construction Permit Requirements.

11. Note on the plans that “No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement or concrete washings, oil or petroleum products, or other organic or earthen material from any construction or associated activity of any nature, shall be allowed to enter into or be placed where it may be washed by rainfall into the storm drain system. When operations are completed, any excess material or debris shall be removed from the work area.”

12. Where bio swales or BMP facilities are located in landscape strips, other utilities such as DDCV, joint trenches, backflow/reduced pressure devices, solar panels, transformers, irrigation meters, meter boxes, cleanouts, fire hydrants, etc. shall be located without conflict with the bio swales/water infiltration or collection. Each trench crossing shall extend the length of a bioswale by 5 additional linear feet. Locations of infrastructure shall be present on the plans and shall be reviewed during plan check. BMPs shall not be located within a Public utility easements or access easement.

13. The Civil Engineering plans shall show sufficient construction details and dimensions of each BMP device on the drawings, so the BMP may be replaced in the future. Landscape plans and civil plans shall be coordinated with the approved SWLID report and show the BMP locations clearly to prevent them from being filled in with landscape materials.

14. All BMPs shall be constructed using the LID manual construction details, priority type 1 or 2, using landscaped based infiltration/storage. BMPs constructed using any other detail other than priority 1 or 2 devices shall be reviewed and approved by the State Water Board. Provide a copy of any approval letter for alternative BMP installations from the Board to the City for its files.

15. Install a trash capture device per the SWLID permit at the project storm drainage outfall on private property. The owner shall maintain the device for perpetuity.

GRADING (from Building Memo dated September 18, 2024)

16. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.

17. Obtain building permits for the proposed project.

A. R. Jesús McKeag

PROJECT ENGINEER