RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA GRANTING MINOR DESIGN REVIEW THE ADDITION OF A MAINTENANCE SHOP FOR AT 2375 HARDIES LANE SANTA ROSA, APN: 041-021-084, FILE NO. DR24-050

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 November 22, 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 project is consistent with the General Plan and North Station Area Specific Plan in that the parcel has a General Plan land use designation of Public/Institutional, which is intended to provide land for semi-public facilities, and is part Charles Schulz Museum campus, which spans down to W. Steele Lane.

   The property is within the PI (Public/Institutional) zoning district, which implements the Public/Institutional General Plan land use Designation. Project plans have been reviewed in compliance with development standards required in the Zoning Code.

   The project design is consistent with the Design Guidelines. Although the proposed structure is tucked behind the existing archive warehouse, where it is not readily visible from the public right-of-way, the exterior materials proposed wrap all sides and have been selected to match/compliment the exterior materials of the archive warehouse.

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 (Design Guidelines, Introduction, subsection C). The design exhibits thoughtful relationships with the existing site and surrounding properties.

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 new addition is positioned on the western elevation, which is the farthest elevation away from Hardies

Lane, where it is not readily visible from the public right-of-way. The tree cluster near Hardies Lane also provides a physical buffer to nearby residences.

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the maintenance shop matches the existing archive warehouse in color, details, and material, and the proposed structure is tucked behind the existing structure.
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 materials for the proposed addition were selected to match/compliment the existing structure.
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 the project has been reviewed by Building, Engineering Development Services, Planning and Fire, and the project has been conditioned appropriately.
7. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303, the project is categorically exempt because it involves the construction of a small structure.

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. Compliance with Engineering Development Services Exhibit A, dated March 25, 2025, attached hereto and incorporated herein.

2. Obtain building permits for the proposed project.

3. 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.

4. As part of the building permit, provide documentation showing the proposed addition is not located on any previously required treatment/volume storage permanent storm water best management practices (BMPs).

5. If any machines, storage racks, or similar set-ups are proposed, specify hazardous material quantities, rack locations, and other necessary code information on the plans submitted for the building permit.

6. Construction hours shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sunday and/or holidays.

7. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.

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. Fire service features for buildings, structures and premises shall comply with all City adopted building standards, including the California Code of Regulations Title 24 Building Standards and Santa Rosa City Code.

10. City of Santa Rosa Fire Department Standard for Fire Safety During Construction shall be adhered to - https://www.srcity.org/DocumentCenter/View/38996/Fire-Safety-During-Construction

11. Applicant will be required to update their information, including business plan, site plan, and hazardous materials inventory (if changes proposed) on the California Environmental Reporting System (CERS) website.

12. The following separate plan submittals shall be submitted directly to the Santa Rosa Fire Department if they apply:

    - NFPA 13 Automatic Fire Extinguishing System Modification
    - NFPA 72 Fire Alarm Modification (if installed).

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

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
ENGINEERING DEVELOPMENT SERVICES

EXHIBIT "A"
March 25, 2025

Maintenance shop addition
SNOOPY PL (5)
DR24-050

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 current Municipal Separate Storm Sewer System (MS4) and City Standard Urban Storm Water Mitigation Plan Low Impact Development Manual.

III. In addition, the following summary constitutes the recommended conditions of approval on the subject application/development based on the plans stamped received 3-17-25:

No Engineering conditions.