

RESOLUTION NO. DR21-046

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR THE CONSTRUCTION OF A SHED LESS THAN 12 FEET IN HEIGHT LOCATED WITHIN THE 10-FOOT SIDE SETBACK AT THE PROPERTY LOCATED AT 3754 PAXTON PLACE, SANTA ROSA, APN: 173-460-004

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review application to construct a shed less than 12 feet in height within the required 10-foot side setback has been granted based on your project description and official approved exhibit dated July 28, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The design and layout of the proposed development is of superior quality and is consistent with the General Plan and the City's Design Guidelines and the matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received; and
- 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 construction promotes superior design in regards to livability by emphasizing the sense of place at an existing single-family dwelling by incorporating compatible architecture and materials; and
- 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 neighboring property is at a considerably lower grade adjacent to the proposed shed location and, as a result, the shed extends beyond the height of the fence by just over two feet; and
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed shed would be made of stucco and roofing materials similar to surrounding residential development and the proposed structure complies with the maximum allowable height for accessory structures; and
- 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; and
- 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 it would be substantially concealed from view from all off-site locations; and

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 in that proposal consists of the new 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.**

1. A building permit is required for demolition of existing structures.
2. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. Saturdays. No construction is permitted on Sundays and holidays.
3. Given the location within a designated Wildland-Urban Interface Fire Area, all building materials shall comply with the California Residential Code, R337 and California Building Code Chapter 7A related to Wildland-Urban Interface construction requirements.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. 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 Design Review for the construction of a shed less than 12 feet in height within the required 10-foot side setback is hereby approved on this 6th day of January, 2022. If conditions have not been met or if work has not commenced within two years from approval date, this approval shall automatically expire and shall be invalid unless an application for extension is filed prior to expiration. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDREW TRIPPEL, ZONING ADMINISTRATOR