

RESOLUTION NO. ZA-2022-011

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR INSTALLATION OF AN EIGHT-FOOT CHAIN LINK FENCE WITH GATES ALONG THE BOUNDARY OF THE ENTIRE SITE FOR THE PROPERTY LOCATED AT 3440 AIRWAY DRIVE, SANTA ROSA, APN: 148-060-018, FILE NO. DR21-045

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Design Review to install an eight-foot black chain link fence with gates for security reasons has been granted based on your project plans stamped received by the City on January 21, 2022. The Santa Rosa Zoning Administrator has based this action on the following findings:

1. 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 20-52.030.H.2 and no request for a public hearing has been received;
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 fence is transparent and would be similar to other fences within the industrial neighborhood, would be aligned with the existing building along Airway Drive, and would not impede visibility for pedestrians or vehicles;
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 proposed fence would provide security for the property that is developed for industrial uses. The fence would be located approximately 30-feet from the back of the sidewalk to avoid creating a dominant and visual obstacle, and it would not result in any tree removal. The proposal includes new trees and shrubs along the street to shield the proposed fence and gates from view;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed fence and gates are in keeping with fences within industrial zoning districts;
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 property is developed with industrial uses and the fence will enclose the outdoor area and provide more security for staff and visitors. Additionally, much of the fence would be placed on the side and rear of the building and would not be prominently visible from the street;

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 Fire Department and City Divisions have reviewed the project and conditioned it appropriately;
7. 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 (e) in that the fence is construction of an accessory 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. Obtain a building permit for the proposed project.
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. 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. The gate shall be constructed in accordance with ASTM F2200 and the actuator shall be listed to U325 in accordance with Chapter 5 of the CFC (Section 503 – Fire Apparatus Access Roads – Sub-section 503.6).
6. The gate shall be automatically operated by emergency strobes and provide Knox Company key switches (NOT KNOX KEY BOXES) and have magnetic loop activation for exiting or be operable from both sides of the gate. During a power failure, gates shall release for manual operation OR be equipped with standby power. In addition to sending the request to exit signal to the gate operator (when activated) shall prohibit the gate from closing on fire apparatus.
7. Knox key switches are to be ordered online through the Knox Company - <https://www.knoxbox.com/Portal/Custom-Order-Forms> - key switch shall be sub-mastered.
8. Gate shall not be less than 20 feet unobstructed clear width and shall be set back from the street 20 feet to enable the apparatus to pull off the street upon entry to the site.
9. The work of this project requires on-site review and approval by a Fire Inspector prior final acceptance.
10. Access shall be maintained at 20 ft unobstructed around the entire structure for emergency vehicles.

11. Any incorporated man gates shall have interior compliant hardware for opening and a Knox box mounted on the exterior of the fence with a key for Fire Department operation of the gate.
12. For additional screening, the applicant shall provide dense landscaping with trees along Airway Drive to reduce visual prominence of the fence and gates.

This Minor Design Review for a fence with gates is hereby approved on this 17th day of February, 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