

RESOLUTION NO. ZA-2022-048

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR THE CHERRY RANCH SUBDIVISION PROJECT LOCATED AT 930 FRESNO AVENUE, SANTA ROSA, APN: 035-101-004, FILE NO. PRJ20-018 (DR20-060)

WHEREAS, on December 21, 2020, a Minor Design Review application was submitted to the Planning and Economic Development Department which includes a proposal to construct 67 single-family dwellings - 62 single-family attached (duplex) dwellings and five single-family detached dwellings - in a small lot subdivision proposed to be located at a currently undeveloped parcel; and

WHEREAS, on October 7, 2021, the second Design Review Board was held, during which time the Design Review Board provided nonbinding comments to the applicant and the public as to how the application may meet the regulations. During the meeting, Board members provided the following comments:

- Would like to see a less bland color palette, go to six colors that are more vibrant.
- Increase windows and look at adding skylights where possible to add more natural light to the living space.
- Consider livability versus meeting standards.
- Appreciate the updates and changes to materials, including the variety of siding materials.
- Consider adding windows on garage doors as to avoid using garage as living space as parking is critical.
- Make fencing more interesting and add variation in fenestration to front elevation.

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed attached single-family dwellings described above; and

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit dated July 9, 2021; and

WHEREAS, the Planning Commission 1) adopted an Addendum to the Southwest Area Projects Subsequent Environmental Impact Report (SCH #2002092016), 2) approved a Conditional Use Permit for small-lot subdivision, and 3) approved a tentative map for the subdivision of a 6.87-acre parcel into 67 lots for the Cherry Ranch Subdivision on June 9th, 2022; 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) in that the site is designated Medium Low Density Residential, which allows 8 to 13 units per acre for which this project's density is 9.75 units per acre, while implementing General Plan Goals and Policies including but not limited to promoting livable neighborhoods; maintaining a diverse housing type; and encouraging creative subdivision design that avoids walling off neighborhoods abutting regional/arterial streets, and the proposed development complies with all development standards of the Zoning Code, including Zoning Code Section 20-42.140 (Residential small lot subdivisions).
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 project has a building placement that creates sense of place and establishes a suitable and dignified living environment as an expression of the design concept by orienting a portion of the residential units fronting Fresno Avenue toward the public right-of-way.
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 residential development which proposes 9.75 units per acre is consistent with the Zoning Code and General Plan Land Use designation, which allows residential development at a density of 8 to 13 units per acre.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the scale, massing, and materials are compatible with the existing residential uses to the west of the project site.
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 project site is near two schools and a public park, and the building design and material is high quality.
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 proposed scale, scope, and operations of the Project has been thoroughly analyzed and reviewed by multiple city departments, the required environmental analysis has been completed, and the project has been conditioned to avoid potential impacts on the environment and surrounding neighborhood.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Cherry Ranch Subdivision Addendum to the Southwest Area Projects Subsequent Environmental Impact Report was prepared in compliance with CEQA Guidelines Section 15164 and was adopted by the Planning Commission at its June 9th meeting. The Addendum concluded that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those identified in

the previously certified EIR for the Southwest Area Projects, and therefore, no additional environmental review is necessary.

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 all conditions listed in Resolution No. PC-2022-010.
2. Compliance with all conditions listed in Resolution No. PC-2022-011.
3. Compliance with all conditions listed in Resolution No. PC-2022-012.
4. 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.
5. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
6. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. 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 1, 2022. 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: _____
SHARI MEADS, ZONING ADMINISTRATOR