

RESOLUTION NO. ZA-2023-052

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR TESLA VEHICLE STORAGE FOR THE PROPERTY LOCATED AT 3300 AND 3304 INDUSTRIAL DRIVE, SANTA ROSA, APNS: 015-670-038 & 015-670-039, FILE NO. DR23-018 (PRJ23-005)

WHEREAS, an application for Minor Design Review was submitted to the Planning and Economic Development Department on June 8, 2023, requesting approval to develop an approximately 1.28-acre site into a vehicle storage facility, for approximately 124 vehicles; and

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 official approved Civil Plans date stamp received October 6, 2023, and Architectural and Landscape Plans date stamp received August 23, 2023; 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 improvements meet the requisite development standards of the Light Industrial zoning district, and implement several of the City's Design Guidelines by screening a paved area with landscaping and a high quality material fence; and
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 improvements include a design appropriate for the use and location, and the proposed design exhibits articulation and definition of space with appropriate landscape materials; and
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 site is surrounded by industrial and commercial uses, including the associated TESLA vehicle sales to the east along Airway Drive. City staff have reviewed the project plans to ensure adequate circulation and the project has been conditioned appropriately; and

4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that project includes a mix of layered low water use plants and the installation of a wrought iron fence, which provides interest and screening of a paved vehicle storage area; and
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 improvements consist of high quality fence material and low maintenance plant species; and
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 area is designated as Light Industry on the General Plan Land Use Diagram, where vehicle-related uses, including repair and storage, are anticipated; and
7. The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and
8. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 32 exemption pursuant to CEQA Guidelines Section 15332. The project is consistent with the applicable General Plan designation and all applicable General Plan polices as well as with applicable zoning designation and regulations, in that the General Plan envisioned commercial development of the site, and the development is consistent with development standards required.

The site is located within city limits on a project site of no more than five acres, substantially surrounded by urban uses pursuant to Public Resource Code Sections 21072 and 21061.3. Further, the site has not been identified as habitat for endangered, rare or threatened species in City mapping data including the Santa Rosa General Plan 2035 Environmental Impact Report.

In addition, approval of the project is not anticipated to result in any significant effects relating to traffic, in that the proposed use is an accessory storage area for TESLA vehicle sales located east of the project site. The project is required to operate within acceptable noise levels as listed in the General Plan and the City's Noise Ordinance. Impacts to air quality and water quality are expected to be less than significant based on the project's consistency with the City's Climate Action Plan. Further, based on the City Engineering Division's review of the project plans and Stormwater Plan prepared by Brelje & Race Consulting Engineers, and dated received October 6, 2023, impacts related to stormwater and drainage will be less than significant.

The City has further determined that no exceptions to the exemptions apply and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances (CEQA Guidelines Section 15300.2.) This determination is based

on the previous grading of the proposed site, and the development primarily being located on the flat portion of the site and substantially surrounded by development.

Additionally, pursuant to CEQA Guidelines Section 15183, the project is consistent with the City's General Plan and Zoning, which envisioned the commercial development of the Light Industry area. Therefore, no further environmental review is required.

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. Obtain building permits 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. Compliance with Engineering Development Services Exhibit "A," dated October 6, 2023, attached hereto and incorporated herein.
4. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. 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 November 2, 2023. 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: _____
SUSIE MURRAY, ZONING ADMINISTRATOR

ATTACHMENT:

Engineering Development Services Exhibit "A" dated October 6, 2023