

RESOLUTION NO. ZA-2023-065

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR A PORTABLE MRI TRAILER ON A CONCRETE PAD IN THE PARKING LOT FOR THE PROPERTY LOCATED AT 2285 CHALLENGER WAY, SANTA ROSA, APN: 035-112-039, FILE NO. DR23-034

WHEREAS, the Santa Rosa Zoning Administrator has completed review of your Minor Design Review application to allow a new portable MRI trailer on a concrete pad in the parking lot for the VA Outpatient Clinic, Santa Rosa. The Trailer would take over eight parking stalls, and there is no need to replace the parking spaces due to having sufficient parking stalls for the clinic; 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 September 19, 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 MRI trailer 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 MRI trailer would be used for the existing clinic and be placed in the parking lot without altering the existing landscape.
2. The design is appropriate for the use and location of the proposed MRI trailer and achieves the goals, review criteria, and findings for approval as set forth in the Framework of Design Review in that the trailer's design ensures patient accessibility and safety standards and creates a healthcare space for patients. The proposed location is appropriate and won't have an effect on traffic or parking.
3. The design and layout of the proposed MRI trailer will not interfere with the use and enjoyment of neighboring existing or future developments in that the trailer will be placed in the parking lot for the existing clinic and will serve the patients visiting the clinic. The location is suitable and will not have any impact on traffic or parking.
4. The architectural design of the proposed MRI trailer is compatible with the character of the surrounding neighborhood in that the proposed MRI trailer is a prefabricated structure, temporary in nature, that will be placed on a concrete pad.

The trailer is proposed in a location where existing landscaping will screen it from neighboring commercial properties.

5. The design of the proposed MRI trailer 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 trailer is manufactured in a way that will minimize noise for both visitors and neighbors. The trailer's location will be in the current parking area and will be screened from offsite by existing landscaping.
6. The proposed MRI trailer 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 trailer is a premanufactured structure that will be placed on a concrete pad in a parking lot which will be used for a medical purpose for clients.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301 in that the project consists of a minor alteration to an existing facility involving negligible expansion of the existing use. Also, the project is exempt under Class 3, Section 15303, as it involves adding a new small structure for a clinic on an existing lot.

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 a building permit for the 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. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
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.
7. Compliance with all conditions as specified by the attached Exhibit "A" dated November 1, 2023.

8. Maintain or replace the Chinese Pistache tree located closest to the intersection of Capricorn Way and Apollo Way.
9. Provide screening on both ends of the MRI trailer. This can be achieved by placing planters with small trees or large shrubs (minimum six feet in height) that will provide screening for pedestrian and vehicular traffic. The submitted plans for the Building Permit shall be reviewed by the planner prior to Building permit issuance.

This Minor Design Review is hereby approved on December 21, 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 A – EDS Exhibit A, dated November 1, 2023