

## RESOLUTION NO. DR13-016

### RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR ADDING SCREEN WALLS TO THE CANOPIES AT BEDROSIANS AT 700 STONY POINT ROAD, APN: 125-071-020

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review has been granted based on your project description and official approved exhibit dated April 1, 2013. The Santa Rosa Zoning Administrator has based its 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 20-52.050.E.2.a 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.
3. The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments.
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood.
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.
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.
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption.

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.

2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.

Fire

4. A three sided open structure is defined as a canopy, not a building. As a canopy, fire requirements are minimal given that heat and smoke cannot accumulate within a structure. The addition of a "screen wall" along the long axis of buildings potentially conflicts with the relaxed provisions of canopy fire protection.
5. Applicant shall clarify if the "screen wall" is truly an open screen allowing the escape of heat/smoke or solid siding providing a visual screen.
6. Applicant shall define the materials intended to be stored under the canopy.
7. With the information above, Fire will evaluate if a building is being created.
8. In response to creating a partially enclosed building that allows the accumulation of heat and smoke, the Applicant could propose an Alternate Means such as melt-out smoke/heat vent skylights providing a vent ratio described in CBC Section 910 so that heat/smoke cannot accumulate.
9. The addition of screen walls is new information to Fire and outside of previous discussions of rehabilitating the canopies and replacing the asphalt and concrete around same.

This Design Review is hereby approved on this 16<sup>th</sup> day of May 2013. 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: \_\_\_\_\_



ERIN MORRIS, ZONING ADMINISTRATOR