

RESOLUTION NO. DR20-025

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR A MINOR ADDITION OF 126 S.F. AND OTHER MINOR ON-SITE ENHANCEMENTS FOR AN EXISTING MCDONALDS RESTAURANT LOCATED AT 50 MISSION CIRCLE, SANTA ROSA, APN: 032-010-047

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Design Review for the minor expansion of the existing building, including a new 126 square foot addition for the drive thru cashier, new paint on the building refreshing the existing landscaping, and other minor accessibility improvements, has been granted based on your project description and official approved exhibits date stamped as approved July 2, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The design and layout of the minor building addition and all other minor improvements are consistent with the General Plan, applicable Zoning code standards and requirements for the PD320 zoning district in which the property is situated 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; and
- The design of the project is consistent with the general design of the existing building on-site and other on-site improvements and achieves the goals, review criteria, and findings for approval as set forth in the Framework of Design Review in that the proposed changes will enhance the continued use of the existing retail commercial use of the property; and
- The design and layout of the minor building expansion and other minor on-site improvements will not interfere with the use and enjoyment of neighboring existing or future developments in that the proposed project area is within an existing commercial center and improvements will improve existing operations of the drive-thru and not impact the operating characteristics of the center. Further, the project site is not adjacent to residential uses and minor building expansion will face Mission Circle and will not be visible from other buildings within the commercial center; and
- The design of the project continues the design theme present for the existing building design and is, therefore, compatible with the character of the existing building and the surrounding neighborhood; and
- The design of the building expansion and all other minor on-site improvements will continue to provide a desirable environment for its occupants, customers, the public, and neighbors through the appropriate use of materials, colors and roof lines to maintain a consistent design appearance for the entire building; and,
- The minor expansion of the existing building 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 minor expansion will provide a greater level of convenience for customers using the tandem drive thru, thereby reducing vehicle queuing in the existing drive-thru. The project has been reviewed by City staff and is conditioned appropriately; and

- The proposed Project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 Categorical Exemption under CEQA Guidelines, §15301, in that the project consists of the negligible expansion of an existing building.

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 attached conditions of approval in the Department of Planning and Economic Development Engineering Development Services Exhibit "A."
3. 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.
4. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
5. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
6. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
7. 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 Design Review for the minor expansion of the existing McDonalds restaurant at 50 Mission Circle, and is hereby approved on this 2nd day of July 2020. 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: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR