

RESOLUTION NO. DR19-055

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR MARLOW APARTMENTS FOR THE PROPERTY LOCATED AT 3076 MARLOW ROAD, SANTA ROSA, APN: 036- 021-040

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your requested Design Review for a variety of site improvements including the addition of a 6-foot wrought iron fence along the Coffey creek, 3.5-foot solid wood fence for parking lot along Marlow Road and Bay Village Circle, wood siding for garage enclosure, new lighting, trellises, and removal of 49 trees has been granted based on your project description and official approved exhibit dated January July 29, 2020. The Santa Rosa Zoning Administrator has based this action on the following findings:

- 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;
- 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;
- 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 proposed wood fence for the parking area will result in screening the parking lot from the public right-of-the-way and the proposed fence along the creek will be open transparent, providing “eyes on the creek” and trespass protection;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that fence materials complement the apartments buildings;
- 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 landscaping and lighting will improve the outdoor area for the apartment complex;
- 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 project consist of minor changes to existing structures and new fences for the apartment complex;

- 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 proposed project consist of minor alteration to an existing structure. Also, it qualifies for a Class 3 exemption under Section 15303 in that the proposed fence is an accessory structure.

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. Obtain a building permit 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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. Comply with Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as Exhibit "A", dated January 23, 2019.
6. All landscaping shall be planted in-ground and irrigated until the landscaping is established. Furthermore, any dead or dying landscaping, due to accident, damage, disease, lack of maintenance, or other cause, which fail to show a healthy appearance and growth, shall be replaced.

This Design Review for variety of site improvements for Marlow Apartments is hereby approved on this 6th day of August 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