

## **RESOLUTION NO. DR19-078**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR DESIGN REVIEW APPLICATION FOR FAÇADE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 2835 SANTA ROSA AVE., SANTA ROSA, APN: 043-132-057**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your requested Design Review for a façade improvements to an existing retail space in the Santa Rosa Town Center has been granted based on your project description and updated official approved exhibit July 1, 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; and
- 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 project implements multiple Design Guidelines while keeping retaining elements of the existing shopping center; and
- 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 improvements enhance the commercial space without enhancing the footprint of the building; and
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that location is within the Santa Rosa Town Center and updates the existing space while retaining faux windows, which is an original architectural feature of the original design of the center; and
- 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 façade improvements enhance the focal point for entry. The new window will bring natural light into the existing retail space, and the new awning provides a distinct yet similar architectural feature to what is currently existing within the shopping center; and
- 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 façade changes without increasing the building footprint and has been reviewed and Conditioned by appropriate City departments including the Building and Fire Departments; and

- 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.

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. The proposed new building façade exceeds 30 and shall verify that CFC Appendix D aerial access provisions are complied with.
  - a. Minimum 26 feet unobstructed roadway width not closer than 15 feet and not more than 30 feet from the proposed building.
6. Required Fire Department access roads shall be signed “No Parking – Fire Lane” per current Fire Department standards as appropriate.
7. Traffic calming measures on public or private property are not approved as a part of this review. (i.e. speed humps, speed tables or other traffic calming measures)
8. Illuminated building address characters shall be provide per Fire Dept. standards.
9. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials.

This Minor Design Review Permit for façade improvements to an existing retail space in the Santa Rosa Town Center for the purposes of Scandinavian Designs is hereby approved on this 6<sup>th</sup> 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