

RESOLUTION NO. DR18-004

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR A SIX-FOOT TALL PERIMETER FENCE FOR THE PROPERTY LOCATED AT 625 WARE AVENUE, SANTA ROSA, APN: 038-154-003

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review to install a six-foot tall wire fence around the property and three feet behind the sidewalk has been granted based on your project description and official approved exhibit dated March 12, 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 fence and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review in that the fence is transparent and will be consistent with surrounding fences on the project site and in the neighborhood, will be located 3-feet behind the sidewalk, and will not impede visibility for pedestrians or vehicles;
- The design and layout of the proposed fence will not interfere with the use and enjoyment of neighboring existing or future developments in that the fence will be located 3-feet from the back of the sidewalk to avoid creation of a dominant and visual obstacle;
- The architectural design of the proposed fence is compatible with the character of the surrounding neighborhood in that the fence design is in keeping with fences on neighboring properties;
- The design of the proposed fence 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 property is developed with commercial uses and the fence will enclose the outdoor area and provide more security;
- The proposed fence will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity;
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 (e) in that the fence is construction of 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. 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.
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.
4. Separate fire construction permit is required prior to installation for gates and barricades that obstruct Fire Department access to facilities. Submit directly to the Fire Department and to any other appropriate city departments.
5. Fence to be kept out of the vision triangle for the intersection of Warne Avenue and Rutledge Avenue.
6. The 3-foot area between the fence and sidewalk shall be landscaped and maintained.

This Design Review to install a fence around the property is hereby approved on this 15th day of October, 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