

RESOLUTION NO. DR19-093

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW FOR THE CONSTRUCTION OF SCHULTZ MUSEUM ARCHIVE BUILDING (STORAGE BUILDING) FOR THE PROPERTY LOCATED AT 5 SNOOPY PLACE, SANTA ROSA, APN: 014-652-035

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Design Review to construct storage building has been granted based on your project description and official approved exhibit stamped received on March 18, 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. The site is designated as Public Institutional on the General Plan Land Use Diagram and is intended for campus-type facilities. The archive storage facility is associated with the Schultz Museum, various other buildings owned and operated by the Schultz Museum/family, and an associated parking lot. The building is placed more than 100 feet from the public right-of-way and is screened from public view by landscaping. The matter has been properly noticed as required by Zoning Code 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 archive storage building and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review. The storage building will be constructed utilizing the same materials around the structure, it will be set back more than 100 feet from the public right-of-way and adequately screened by landscaping; 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 it is surrounded to the north, west and south by other facilities related to the Schultz Museum, and is bordered by Hardies Lane to the east; and
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The property is surrounded to the north, west and south by other facilities related to the Schultz Museum, and is screened from the residential uses across Hardies Lane to the east by landscaping; 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; 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 area is designated for campus-type uses and all services and utilities are available; and

- The proposed archive storage building has been reviewed in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15303, in that it involves a commercial structure that is less than 10,000 square feet.

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. Compliance with Engineering Development Services Exhibit A, prepared by Carol Dugas, dated August 6, 2020.
3. Plans presented for building permits shall match those approved by the Zoning Administrator, stamped received on March 18, 2020.
4. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. Saturday. No construction is permitted on Sunday or holidays.
5. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
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 to construct a duet/duplex residential unit 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 30 days prior to expiration. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR