

RESOLUTION NO. DR20-009

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW FOR THE E STREET PROJECT, A PROPOSAL TO CONSTRUCT A THREE-UNIT MULTIFAMILY RESIDENTIAL BUILDING, FOR THE PROPERTY LOCATED AT 450 SOUTH E STREET, SANTA ROSA, APN: 009-281-011

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Design Review to construct a three-unit multifamily residential development has been granted based on your project description and official approved exhibit date-stamped received on February 12, 2020, and revised pages, received on September 23, 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 General Plan land use designation for the project site is Medium Density Residential, which is intended for attached multifamily housing and allows residential development at a density at 8-18 units per acre. The proposed project includes three attached residential units and is proposed at a density of approximately 16.5 units per acre.

The Project is also consistent with the Design Guidelines. It is a unique design, wraps materials around all four elevations, and provides diversity in housing type in the area.

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. The project is unique to this location, with an easy-to-navigate site plan, and the same materials on all elevations; and
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. The project meets all development standards, including setbacks, building height, lot coverage and parking; and
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The proposed architecture doesn't mimic nearby structures, but rather informed the design to compliment the neighboring structures and neighborhood; 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. The site is designated for this type of residential development and is located in a developed area where all utilities and services are available.
- The proposed Project has been found exempt from the provisions of the California Surface Mining and Reclamation Act of 1975 because all proposed excavation and earthmoving activities can be identified as a necessary and integral part of a construction project; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA):

Pursuant to CEQA Guidelines Section 15303, the project will result in the construction of three dwelling units and is consistent with allowable densities of the General Plan.

Pursuant to CEQA Section 15183, because the project is being developed consistent with the General Plan, for which Council certified an Environmental Impact Report in 2009, the project is eligible for streamlined CEQA processing. No further environmental review is necessary for the Project as analysis has confirmed that there are no new environmental effects, or environmental effects of greater severity, peculiar to the parcel or the project that were not analyzed and addressed in a prior EIR.

Pursuant to CEQA Guidelines Section 15332, because the project site is less than five acres; is consistent with the General Plan, any applicable specific plan and zoning; is not considered suitable habitat for listed species; is located in area where all services are available; and would not result in a significant impact in air quality, water quality, or traffic, it qualifies for a categorical exemption.

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 demolition permit for structures to be removed.
2. Provide a geotechnical investigation and soils report with the building permit application. The investigation shall include subsurface exploration and the report shall include grading, drainage, paving and foundation design recommendations.
3. Obtain building permits for the proposed project.

4. Plans submitted for building permits shall match those approved by the Zoning Administrator, date-stamped received on February 12, 2020, and revised pages, received on September 23, 2020.
5. The plans submitted for building permits shall include a detailed planting plan in compliance with the City's Water Efficient Landscape Ordinance.
6. Compliance with the Engineering Development Services Exhibit A, prepared by Jesus McKeag, dated December 1, 2020, attached hereto and incorporated herein.
7. A window shall be added to the southwest (street-facing) elevation to break up the massing of the two-story solid wall.
8. Construction hours shall be limited to 7:00 a.m. to 5:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sunday or holidays.
9. During periods of construction, place a sign that is readily visible from the public right of way that provided contact information for the General Contractor or the person designated to address complaints related to construction. The designated person shall respond to all complaints within 24 hours.
10. No advertising signs are approved as part of the Project. These types of signs require a separate Planning and Building permit.
11. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
12. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
13. 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 a three-unit multifamily residential development is hereby approved on this 7th day of January 2021. 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