

RESOLUTION NO. DR19-083

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR A 119-SPACE SURFACE PARKING LOT TO EXPAND ON-SITE PARKING SUPPLY FOR AN EXISTING MEDICAL OFFICE BUILDING CAMPUS (KAISER) LOCATED AT 3975 & 3725 OLD REDWOOD HWY, SANTA ROSA, APNS: 058-035-027 & -029

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review application for a 119-space surface parking lot to expand on-site parking supply to allow full utilization of the subject site for an existing medical office building campus (Kaiser), has been granted based on your project description and official approved Exhibit dated received by the City on November 18, 2019. 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, in that the overall design concept is consistent with the Design Guidelines including that the design integrates plant and tree materials with site conditions;
- 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 parking lot surrounded by an existing medical office building campus and accessory parking lots;
- The design of the proposed parking lot is compatible with the character of the surrounding area in that surrounding medical office campus also has surface parking to meet minimum parking requirements;
- The design of the proposed parking lot will provide a safe and desirable environment for the visiting public, and its neighbors through the appropriate use of landscaping and visual appeal;
- The proposed parking lot will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity because the project includes a surface parking lot;
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 11 Exemption under State CEQA Guideline Section 15311 (Accessory Structures) in that the project

consists of construction of a surface parking lot for an existing medical office campus.

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. 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. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
5. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
6. Provide parking spaces as required by California Accessibility Code. Accessible parking spaces must be identified on building permit application submittal materials.
7. Compliance with Engineering Development Services conditions of approval as described in Exhibit "A" attached.

This Design Review for a 119-space surface parking lot to expand on-site parking supply for an existing medical office building campus is hereby approved on this 18th day of March, 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