

## **RESOLUTION NO. DR19-093**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA GRANTING DESIGN REVIEW FOR THE CONSTRUCTION OF A DUET/DUPLEX RESIDENTIAL STRUCTURE FOR THE PROPERTY LOCATED AT 1031 CAROL LANE, 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 a two-story duet/duplex residential unit, with units range in size from approximately 1,950 to 2,150 square feet, each with three bedrooms, two and half bathrooms and a two-car garage, has been granted based on your project description and official approved exhibit stamped received on December 30, 2019. 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. The duet/duplex unit will occupy one lot of the 17-lot Sandalwood Subdivision and is required to be developed with a duplex unit pursuant to the Planning Commission Resolution No. 10919, dated May 11, 2006, which approved the Sandalwood Tentative Map. The duplex will be constructed of the same materials and similar architecture as the single-family residential units within the subdivision; 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 this is the final lot to be developed in the Sandalwood Subdivision and is surrounded by similar residential development in all directions; and
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The property is surrounded by residential uses, and the materials and architectural design are similar to those single-family residential units constructed to the east, west and south, all part of the same subdivision; 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 residential uses and all services and utilities are available; and

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The proposed duet/duplex unit is within the scope of work of a Mitigated Negative Declaration, approved by the Planning Commission on May 11, 2006, Resolution No. 10916, for the Sandalwood Subdivision.

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 6:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. Saturday. No construction is permitted on Sunday or holidays.
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.

This Design Review to construct a two-story duet/duplex residential unit, with units ranging in size from approximately 1,950 to 2,150 square feet, each with three bedrooms, two and half bathrooms and a two-car garage, is hereby approved on this 15<sup>th</sup> 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  
ANDY GUSTAVSON, ZONING ADMINISTRATOR