

RESOLUTION NO. DR21-005

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR WENDY'S RESTAURANT EXTERIOR FAÇADE IMPROVEMENTS AND INTERIOR REMODEL FOR THE PROPERTY LOCATED AT 1850 SANTA ROSA AVENUE, SANTA ROSA, APN: 044-011-073

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review to remodel an existing Wendy's restaurant including façade improvements, new landscaping, interior modifications, and site improvements, has been granted based on your project description and official approved exhibit dated February 12, 2021. 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 new façade provides visual interest by articulating the façade with a mix of plaster, concrete masonry unit (CMU), wood veneer, and pedestrian oriented glazing;
- 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 proposal includes façade and onsite improvements to an existing drive through restaurant and no expansion of the use is proposed;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the proposed materials and colors will be harmonious with neighboring tenants within the Santa Rosa Marketplace shopping center;
- 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 in that the choice of plaster, CMU, and tile siding are durable materials that provide visual interest;
- 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 proposal is for the modification of an existing drive-through restaurant;

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301 in that project consists of minor alteration of an existing structure with no expansion of use.

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 building permit for the proposed project.
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. The Project shall comply with City Code Section 21-08, development requirements relating to public art as applicable.
5. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
6. 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 exterior and interior remodel of the existing Wendy's restaurant is hereby approved on this 6th day of May, 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