

RESOLUTION NO. CUP20-076

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A 6-FOOT SOLID FENCE WITHIN THE 15-FOOT CORNER AND SIDE SETBACK FOR THE PROPERTY LOCATED AT 1756 WALNUT CREEK DRIVE, SANTA ROSA, APN: 034-590-050

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit, as required by Section 20-30.060(D), to place 6-foot solid fence 5 feet from back of the sidewalk for the corner lot has been granted based on your project plan dated April 22, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed fence is allowed within the R-1-6-RC (Single Family-Resilient City) zoning district and complies with all other applicable provisions of this Zoning Code and the City Code. 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 proposed fence is consistent with the General Plan;
- The design, location, size and operating characteristics of the proposed fence would be compatible with the existing and future land uses in the vicinity in that the fence is constructed of wood and is consistent with other neighborhood fences in that area;
- The site is physically suited for the type and intensity of proposed fence, including access and the absence of physical constraints;
- The issuance of the permit is reasonably necessary, by reason of unusual or special circumstances or conditions relating to the property, for the preservation of valuable property rights or the full use and enjoyment of the property in that proposed 6-foot fence will add privacy and additional space;
- The proposed fence will not create a safety hazard to pedestrians or vehicular traffic in that the fence will be constructed well outside the vision triangle;
- The proposed fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures in that the fence design is in keeping with fences on neighboring properties;
- The proposed fence will be of sound construction;
- Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 3 exemption under Section 15303 (e) in that the fence is construction of an accessory structure.

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 intents 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. Construction hours shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday and 8 a.m. to 6 p.m. Saturdays. No construction is permitted on Sundays and holidays.
2. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
3. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
4. The fence shall be placed 5 feet from back of the sidewalk, outside of the public utility easement.
5. The fence shall be placed outside of the required vision triangle (Section 20-30.110).

This Minor Conditional Use Permit is hereby approved on this 17th day of June 2021 for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR