

RESOLUTION NO. DR21-034

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR ESPERANZA PARK FOR THE PROPERTY LOCATED AT 1835 W STEELE LANE, SANTA ROSA, APN: 041-021-083

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Design Review for the following has been granted: expansion of existing outdoor activity areas along eastern property line from existing museum building to rear of property. Features include various climbing structures, sensory garden, small amphitheater for community performances, picnic table area, and solar-powered family bathrooms. The expansion area would be an outdoor laboratory for design, construction, and innovation, with overarching themes of creativity, discovery, nature, and play targeting children ages 8 - 12. Additionally, the existing parking area will be resurfaced and expanded to provide 38 additional parking spaces. This is based on your project description and site plan dated received October 1, 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 following a request for public hearing;
- 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 proposed playing equipment will be for the exiting park and not readily visible from the public right-of-way. The existing parking lot will be repaved and the parking expansion will comply with the required parking design standards at [Section 20-36.070](#) and will include landscaping and lighting;
- 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 new addition and expansion is for the existing park and the museum;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the equipment and addition of outdoor activity areas, amphitheater, play equipment will complement the existing park;
- 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;
- 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 has been reviewed and conditioned by requisite City Staff;
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for:

Class 3 exemption – construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

Class 4 exception – minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of mature, scenic trees except for forestry and agricultural purposes.

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. 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.
2. Obtain building permits for the proposed project.
3. 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.
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. Compliance with the City's Noise Ordinance, City Code Chapter 17-16, is required.
7. Compliance with the City's Outdoor Lighting Ordinance in Zoning Code Section 20-30-080 is required.
8. Comply with Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as Exhibit "A", dated October 4, 2021.

This Design Review for Esperanza Park is hereby approved on this 21st day of October 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