

RESOLUTION NO. DR21-048

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR NEW METAL SCREENING AND LANDSCAPING AROUND EXISTING GENERATOR AND ELECTRICAL EQUIPMENT FOR THE PROPERTY LOCATED AT 6633 OAKMONT DRIVE, SANTA ROSA, APN: 016-110-037

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review to install a new metal screen with design elements and new landscaping around an existing generator and electrical equipment has been granted based on your project description and official approved exhibit dated July 29, 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; 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 in that the metal screening incorporates an aesthetically appealing design and includes new landscaping appropriate for the overall commercial use of the property; 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 the new metal screening and landscaping is setback from the public right-of-way and found on the interior of the parking lot where all pedestrian pathways are diverted around the existing generator and electrical equipment; and
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the metal screening and landscaping is located around an existing generator and electrical equipment in a parking lot and complements the existing overall commercial use; 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 in that the metal screening and landscaping is an improvement in design surrounding the existing generator and electrical equipment; 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 fencing and landscaping provides a protective screening around necessary electrical equipment which should only be serviced by qualified professionals; and

- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 categorical exemption under Section 15301 in that the project involves the addition of a safety protection devices in conjunction with existing mechanical equipment.

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. Any proposed signage would require separate Planning and Building permits.
4. Any additions or modifications to the existing landscaping shall be consistent with the Water Efficient Landscape Ordinance adopted by the Santa Rosa City Council, Ordinance 4051, on December 1, 2015. Landscape plans will be reviewed during the building permit stage to determine compliance with the ordinance.
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 metal screening and landscaping around an existing generator and electrical equipment for the property located at 6633 Oakmont Drive in Santa Rosa, 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: _____
AMY NICHOLSON, ACTING ZONING ADMINISTRATOR