

RESOLUTION NO. DR21-029

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION FOR THE INSTALLATION OF FUEL CELL EQUIPMENT LOCATED AT 401 BICENTENNIAL WAY, SANTA ROSA, APN: 173-030-003

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Design Review to install fuel cell equipment has been granted based on your project description and official approved exhibit dated May 19, 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 subject site is within an area designated as Public Institutional on the General Plan land use diagram, which is intended for hospitals, utility facilities, government offices, etc. The proposed equipment will provide an alternative energy supply for a medical facility (medical offices and hospital), which is consistent with the General Plan land use designation. The proposed location of the equipment will be screened from the public right-of-way by an existing group of redwood trees.
- The design is appropriate for the proposed equipment and location of the equipment and achieves the goals, review criteria and findings for approval as set forth in the Framework of Design Review. A Noise Study, prepared by Veneklasen Associates, dated July 27, 2021. The report concluded, "Veneklasen has reviewed the subject project proposed fuel cell property line noise levels as they pertain to the applicable Santa Rosa Municipal Code noise requirements. All property line noise levels are in compliance with the noise requirements as designed and require no mitigation. The location selected for the installation of the equipment is adequately screened for the public right-of-way.
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments. A Noise Study, prepared by Veneklasen Associates, dated July 27, 2021. The report concluded, "Veneklasen has reviewed the subject project proposed fuel cell property line noise levels as they pertain to the applicable Santa Rosa Municipal Code noise requirements. All property line noise levels are in compliance with the noise requirements as designed and require no mitigation. The location selected for the installation of the equipment is adequately screened for the public right-of-way.
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood. The equipment is screened from the public right-of-way by a cluster of redwood trees, which are planted on a berm that will provide adequate screening from the surrounding neighborhood. The

equipment is also screened from other onsite locations because it is located between MOB I and MOB II.

- 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. The proposed equipment will, in fact, improve public health, safety and welfare by providing an alternative energy supply.
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a categorical exemption pursuant to CEQA Guidelines Section 15303 in that it involves the installation of new equipment at an existing medical campus.

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. The Project shall comply with City Code Section 21-08, development requirements relating to public art.
2. 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.
3. Obtain building permits for the proposed project.
4. The following protective measures shall be printed under the heading of General Note on all plan sets submitted for grading or building permits:
 - a. If tree removal activity takes place between February 1 – August 31, a survey of subject trees for nesting raptors shall be conducted no more than 72 hours prior to tree removal activities. The survey must be completed by a certified ornithologist, licensed biologist, or licensed arborist. If the survey detects the presence of nesting raptors, tree removal activities must be placed on hold until a time determined by the licensed professional and approved by Planning staff.
 - b. Driplines for all trees to be retained shall be shown on all applicable sheets of plans submitted for grading and building permits.

- c. The protection zone shall be delineated with a brightly colored construction fence, with signs stating, "Tree Protection Zone - No Entry Allowed - No Construction or Storage Permitted."
 - d. No storage or construction activities (including trenching, grading, filling or parking) shall be permitted within the protected zone. If approved due to special circumstances, any work within the "Protection Zone" must be done under the supervision of a certified arborist.
- 5. 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.
 - 6. If any trees are removed, a tree replacement plan shall be presented to Planning staff for approval. Replacement trees shall be determined in compliance with the City's Tree Ordinance, City Code Chapter 17-24. No additional tree permit will be required.
 - 7. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
 - 8. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
 - 9. 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 to install fuel cell equipment 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 30 days prior to the expiration date, pursuant to Zoning Code 20-54. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR