

RESOLUTION NO. CUP21-055

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A RESIDENTIAL FENCE CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A 6-FOOT-TALL SOLID WOOD FENCE WITHIN THE FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 743 LEWIS ROAD SANTA ROSA, APN: 180-220-010

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use permit to allow the installation of a 6-foot-tall solid wood fence within the front yard setback has been granted based on your project description and official approved exhibit dated May 27, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed fence is allowed within the applicable 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;
- The proposed fence is consistent with the General Plan and any applicable specific plans;
- 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, a material which is consistent with other fences in the area;
- The site is physically suited for the type, density, and intensity of proposed fence, including access, utilities, and the absence of physical constraints;
- 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;
- 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 the fence provides protection from vandalism and a physical buffer/barrier to the busy road;
- The proposed fence will not create a safety hazard to pedestrians or vehicular traffic, in that the fence will be installed outside of the driveway vision triangle;
- The appearance of the proposed fence is compatible with the design and appearance of other existing buildings and structures within the neighborhood, in that the fence will be installed 4-feet from the sidewalk to provide a landscape buffer between the fence and the public right of way;
- The proposed fence is a planned architectural feature to avoid dominating the site or overwhelming the adjacent properties and structures;

- The orientation and location of the proposed fence is in proper relation to the physical characteristics of the site and the surrounding neighborhood;
- The proposed fence will be of sound construction; and
- The proposed fence 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 considered 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.

This Minor Conditional Use Permit is hereby approved on this 4th day of November, 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: _____
AMY NICHOLSON, ACTING ZONING ADMINISTRATOR