

RESOLUTION NO. DR21-052

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A DESIGN REVIEW APPLICATION TO INCREASE THE HEIGHT OF A PORTION OF THE BUILDING TO 25.5 FEET FOR THE PROPERTY LOCATED AT 3242 AIRWAY DRIVE, SANTA ROSA, APN: 015-680-051

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Design Review to increase portion of the roof height from 22 feet to 25.5 feet, remove five windows, and add a new loading entrance has been granted based on your project plans dated August 26, 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 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 site is located in an industrial area with similar building heights and material;
- 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 site is located in an industrial area. The maximum allowed height limit in IL (Light Industrial) zoning district is 55 feet and the proposed height of 25.5 is in compliance with the industrial district development standards;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the increased building height is compatible to adjacent industrial structures and it would provide more storage space for the exiting use;
- 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 project has been reviewed by City staff and outside agencies and conditioned to reduce any potential impacts;
- 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 in that the project consist of construction of a small structure to an existing 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 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 building permits 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. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
4. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
5. Comply with Santa Rosa Engineering and Development Services conditions attached hereto and incorporated here as Exhibit "A", dated October 12, 2021

This Design Review to increase the ceiling height is hereby approved on this 4th day of November 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