

**RESOLUTION NO. INSERT ZA RESO NO.**

**RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA GRANTING MINOR DESIGN REVIEW FOR THE CHILDREN'S MUSEUM OF SONOMA COUNTY EXPANSION, INCLUDING CONSTRUCTION OF A NEW TWO-STORY MUSEUM BUILDING AND FUTURE MAKER SPACE BUILDING, DEMOLITION OF AN EXISTING SINGLE-STORY BUILDING, AND RELATED SITE IMPROVEMENTS FOR THE PROPERTY LOCATED AT 1835 W STEELE LANE, SANTA ROSA, APN: 041-021-083, FILE NO. PLN25-0482**

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application for the construction of two new structures less than 10,000 square feet in total floor area, the demolition of an existing single-story building, and related site improvements; and

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit date stamp received April 22, 2026; and

WHEREAS, the matter has been properly noticed as required by Section 20-52.030.H.2.a and no request for a public hearing has been received;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.030.I, the Zoning Administrator of the City of Santa Rosa finds and determines that:

1. The design and layout of the proposed development is of superior quality, and is consistent with the [General Plan](#), any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans).

The project site is designated Public/Institutional on the General Plan Land Use Diagram and is intended for campus-type facilities. The PI (Public and Institutional) zoning district implements this designation, and pursuant to [Section 20-36.030, Table 2-12](#), museums are permitted by-right within the PI district. The site is also located within the [North Station Area \(-SA\) combining district](#).

The project has been reviewed for compliance with PI-SA development standards and meets all applicable zoning code requirements, including lot coverage, setbacks, access, and building height limits. The project has been reviewed for compliance with the [North Station Area Specific Plan Private Realm Development Standards, Design Guidelines, and Urban Design Policies](#) development standards for the PI district.

The project is consistent with the General Plan's Health, Equity, Environmental Justice, and Parks Element Goal 6-8, "*to foster environments that support families and community members of all ages with high-quality, equitably accessible amenities, programs, and services,*" and Action 6-2.6, to "*promote opportunities*

*for Santa Rosa community members to experience and participate in arts, cultural, and related activities that enhance mental health and community connection.”*

The project is consistent with the North Station Area Specific Plan, which identifies the Children’s Museum as part of a small cultural center with family-oriented activities along W Steele Lane, and includes Policy E-1.4. to “*expand the area’s tourist focal point, centered around the Charles M. Schulz Museum and Redwood Empire Ice Arena, with other cultural and recreational activities*”; and

2. 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](#). The project satisfies all applicable design guidelines, including building orientation, articulation and placement, landscaping, materials, and sustainability. The proposed two-story structure will occupy the same footprint as the existing single-story building proposed for demolition and is set back approximately 280 feet from the public right-of-way which will reduce its visual impact from the street. Circulation is enhanced through the creation of a larger arrival plaza featuring a brick paving maze design element and a new entry corridor, along with improved ADA parking access. The building design incorporates corrugated metal panels and metal roofing, which are durable, sustainable, and recyclable materials. The color palette and materials are dynamic and patterned, and the design includes multiple elements that break up massing and reduce visual scale. All existing trees on the site are preserved.

Per the Traffic Analysis provided by W-Trans, dated April 21, 2026, the proposed project will have a less-than-significant impact on vehicle miles traveled (VMT), and will be adequately served by the surrounding pedestrian, bicycle and transit networks. Pursuant to California state law, AB 2097, the project is exempt from the city’s minimum parking standards because it is located less than 0.5 miles from the Santa Rosa North SMART station, which meets the definition of a Major Transit stop. As such, the project exceeds vehicle parking requirements to meet [Chapter 20-36 \(Parking and Loading Standards\)](#), Table 3-4; and

3. 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 project is set back approximately 280 feet from the public right-of-way and will be minimally visible from the street, is surrounded to the north and east by parcels with campus-like facilities associated with the Charles M. Schulz Museum and Research Center, and is set back approximately 162 feet from existing multifamily residential uses on parcels to the west; and
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the property is surrounded to the north and west by campus-like facilities associated with the Charles M. Schulz Museum and Research Center that look similar to the proposed project. The project is screened from existing multifamily residential uses to the west by existing landscaping and fencing; and
5. 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 project uses durable exterior materials, including corrugated metal panels with a cement plaster siding system, standing-seam metal roofing, vertical sunshades, colored concrete paving, a brick paving maze design element, and perforated metal guardrails at the second story. Additionally, the project will provide enhanced ADA-accessible parking and improved circulation at the plaza entry; and

6. 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 expands an existing museum campus use on a developed site, maintains existing site access and circulation, improves ADA-accessible parking and pedestrian arrival areas, and has been reviewed for consistency with applicable Building, Fire, Engineering, Traffic, and Planning standards. The Project is not expected to increase museum visitation and is expected to add only three employees, resulting in a nominal increase in daily trips; and
7. The project has been found in compliance with the California Environmental Quality Act (CEQA):
  - Pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), the project is categorically exempt because it includes construction of a new museum expansion building and accessory structures totaling less than 10,000 square-feet, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive; and
  - The Project is also eligible for streamlining pursuant to CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) because it is consistent with the North Station Area Specific Plan for which an EIR was certified by Council in 2020, and the 2050 General Plan for which an Environmental Impact Report (EIR) was certified by Council in 2025. CEQA Guidelines Section 15183 provides that projects consistent with the development density and policies established by an adopted general plan or community plan for which an EIR was certified shall not require additional environmental review except as necessary to evaluate whether the project would result in project-specific significant effects that are peculiar to the project or site.

None of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

This approval is granted based on the applicability and validity of the conditions of approval set forth below. If any condition is determined to be invalid, this approval would not have been granted without the imposition of other conditions necessary to achieve the purposes and intent of this approval. The Project shall comply with all conditions of approval and shall be constructed in accordance with the approved plans. Additional permits and fees may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Comply with all conditions as specified in the Engineering Development Services Exhibit A, May 27, 2026, attached hereto and incorporated herein.
2. No signs are approved as part of the project. Signs will require separate Planning and Building permits.
3. The project shall comply with City Code Section 21-08, development requirements relating to public art.
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. All landscaping must be continuously maintained in a healthy and attractive condition, free of weeds and debris, in accordance with the approved plans. Dead and dying plant materials shall be replaced with healthy specimens as necessary.

This Minor Design Review is hereby approved on June 4, 2026. If conditions have not been met or if work has not commenced within 24 months from the approval date, this approval shall automatically expire and be invalid unless an application for extension is filed prior to expiration. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: \_\_\_\_\_  
CONOR MCKAY, ZONING ADMINISTRATOR

Exhibit A – Engineering Development Services Exhibit “A,” dated May 27, 2026