

RESOLUTION NO. ZA-2023-056

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING MINOR DESIGN REVIEW FOR MODIFICATIONS TO CHERRY RANCH ARCHITECTURE AND SITE LAYOUT FOR THE PROPERTY LOCATED AT 930 FRESNO AVENUE, SANTA ROSA, APN: 035-101-004, FILE NO. DR23-027

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Minor Design Review application to allow the proposed project described above; and

WHEREAS, the Minor Design Review approval to allow the proposed project is based on the project description and official approved exhibit received on October 18th, 2023; and

WHEREAS, on June 9, 2022, the Planning Commission held a duly noticed public hearing on the Cherry Ranch project at which all those wishing to be heard were allowed to speak or present written comments and other materials presented at the public hearing; and,

WHEREAS, on June 9, 2022, the Planning Commission adopted Resolution Nos. PC-2022-011 and PC-2022-012 which approved a Tentative Map and Small Lot Subdivision for the Cherry Ranch Project, a 67-lot subdivision located at 930 Fresno Avenue; and

WHEREAS, on September 1, 2022, the Zoning Administrator adopted Resolution No. ZA-2022-048, approving Minor Design Review for the Cherry Ranch Project; and

WHEREAS, Zoning Code Section 20-16.080 (Changes to an approved residential, lodging or child care facility project) allows modifications to approved residential projects through a new permit application processed in compliance with the Zoning Code subject to the review of the original review authority; and

WHEREAS, the applicant has requested a modification of architecture, materials, and site layout that would change 22 lots from single-family attached to single-family detached, resulting in a final unit breakdown of 40 single-family attached dwellings and 27 single-family detached dwellings, pursuant to Zoning Code Section 20-18.080; 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) in that in that the site is designated Medium Low Density Residential, which allows 8 to 13 units per acre for which this project's density is 9.75 units per acre, while implementing General Plan Goals and Policies including but not limited to promoting livable neighborhoods; maintaining

a diverse housing type; and encouraging creative subdivision design that avoids walling off neighborhoods abutting regional/arterial streets, and the proposed development complies with all development standards of the Zoning Code, including Zoning Code Section 20-42.140 (Residential small lot subdivisions);

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 in that the project has a building placement that creates sense of place and establishes a suitable and dignified living environment as an expression of the design concept by orienting a portion of the residential units fronting Fresno Avenue toward the public right-of-way and by modifying the approved site layout to accommodate additional single-family detached dwellings, which reduces the amount of units in the Project that would share a wall with one another;
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 residential development which proposes 9.75 units per acre is consistent with the Zoning Code and General Plan Land Use designation, which allows residential development at a density of 8 to 13 units per acre;
4. The architectural design of the proposed development is compatible with the character of the surrounding neighborhood in that the scale, massing, and materials are compatible with the existing residential uses to the west of the project site;
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 site is near two schools and a public park which facilitates a more walkable environment, the building design features accented colors, and the material includes high quality stucco among other materials that would be manufactured by a reputable manufacturer;
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 proposed scale, scope, and operations of the Project has been thoroughly analyzed and reviewed by multiple city departments, including Traffic Engineering; the required environmental analysis has been completed; and the project has been conditioned to avoid potential impacts on the environment and surrounding neighborhood;
7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) in that the Cherry Ranch Subdivision Addendum to the Southwest Area Projects Subsequent Environmental Impact Report was prepared in compliance with CEQA Guidelines Section 15164 and was adopted by the Planning Commission at its June 9th meeting. The Addendum concluded that the project would not cause new significant environmental effects or substantial increases in the severity of significant effects beyond those identified in

the previously certified EIR for the Southwest Area Projects, and therefore, no additional environmental review is necessary.

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.**

Conditions of Approval

1. Compliance with all conditions listed in Resolution No. PC-2022-010.
2. Compliance with all conditions listed in Resolution No. PC-2022-011.
3. Compliance with all conditions listed in Resolution No. PC-2022-012.
4. Obtain building permits for the proposed project.
5. Construction hours shall be limited to 8:00 a.m. to 6:00 p.m. Mondays through Saturdays. No construction is permitted on Sundays and holidays.
6. No signs are approved as part of the Project. Signs will require separate Planning and Building permits.
7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. 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 Design Review is hereby approved on November 16th, 2023. 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: _____
KRISTINAE TOOMIANS, ZONING ADMINISTRATOR